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CENTRAL MORTGAGE AND HOUSING CORPORATION
ECONOMIC RESEARCH DEPARTMENT

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HOUSING IN CANADA

A FACTUAL SUMMARY

FIRST QUARTER, 1951

OTTAWA, CANADA

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FOREWORD

Housing in Canada is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. In each subsequent issue the established material has been kept up to date on a quarterly basis and new data added. The present issue covers the period 1939 to the first quarter, 1951, providing monthly or quarterly data for 1949 and the subsequent period. Beginning with the present issue, *Housing in Canada* will be designated by the quarter for which the most recent factual summary references are made, rather than by the month for which the latest tabular data are provided. Each issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself and is arranged in nine sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house-building; (4) real estate lending and loans for building purposes; (5) building materials; (6) building labour; (7) building costs; (8) building industry and real estate operations; (9) Newfoundland. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Part of the material incorporated in this report is obtained from original sources with another part submitted by various Federal Government departments, including the Department of Finance, Department of Trade and Commerce, Department of Labour, Department of Veterans' Affairs, Department of Citizenship and Immigration, Department of National Defence, the Superintendent of Insurance, the Superintendent of Bankruptcy, the Foreign Exchange Control Board, the Dominion Bureau of Statistics and the Bank of Canada. Data are also provided by the Quebec Government through its Farm Credit Bureau.

Housing in Canada concentrates on major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

*Economic Research Department
Central Mortgage and Housing Corporation*

Ottawa, March, 1951.

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PART I

FACTUAL SUMMARY

SECTION 1.—POPULATION TRENDS

(See Tables 1-5)

Net family formation in Canada (excluding Newfoundland) during 1950 declined notably from the level of 1949, principally because of a drop in immigration. Marriages numbered 122,000 during the year, slightly higher than in 1949, but immigration of married females declined by 25 per cent from 20,000 to 15,000 during the period. Deaths in 1950, at 121,000, were slightly lower than in 1949 and emigration of married females, estimated at 8,000 in 1950, was nearly 30 per cent higher than in 1949. These data point to a decline of about 7,000 in net family formation from 1949 to 1950.

This decline in net family formation means a reduction in the pressure of population *growth* on the housing stock. A lower level of net family formation means that less new housing is absorbed in keeping up with the growth of the number of families in the country.

Immigration and Emigration

Immigration into Canada in 1950 at 73,700 was down 22 per cent from the level of 95,100 during 1949. Emigration during the same period declined slightly from 33,600 to 32,700. Immigration from the United States at 7,600 was the same as during 1949 whereas immigration from the United Kingdom at 13,000 during 1950 was a little better than half the 1949 figure. Emigration to the United States during 1950 at 24,000 approximated the 1949 figure and emigration to the United Kingdom at 6,300 during 1950 was 16 per cent lower than during 1949.

SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 6-10)

Starts and Completions⁽¹⁾

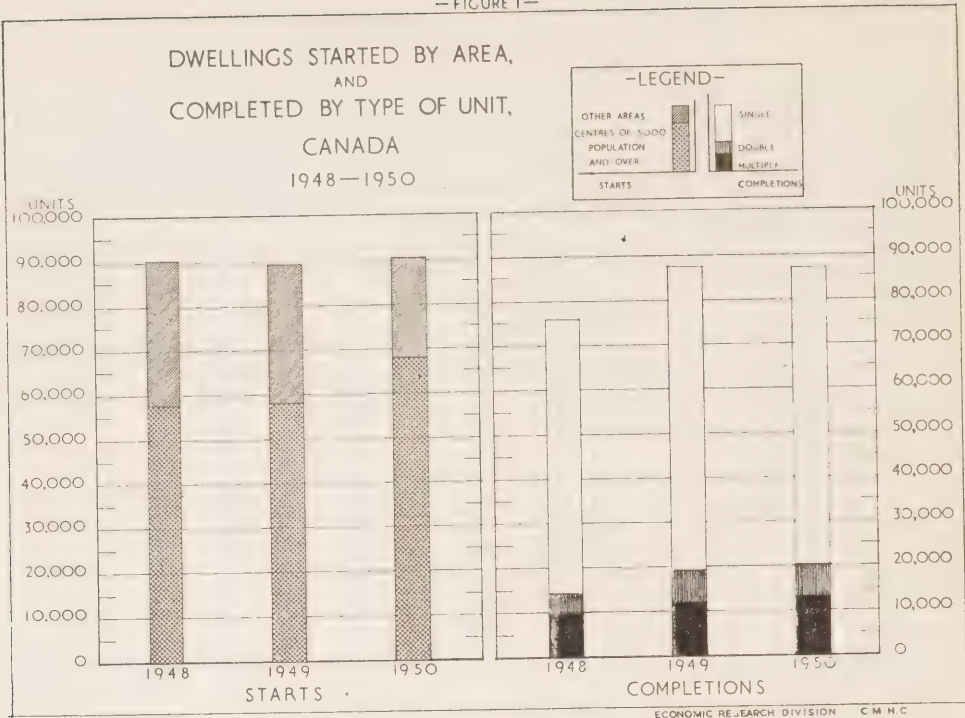
For the first time in the post war period, the *volume* of house-building activity in 1950 did not show an appreciable increase. Dwellings started during the year numbered 93,200, of which 90,400 were in new structures and the remainder, conversions. In 1949 dwellings started were about the same with 89,500 in new structures and 3,422 conversions. Completions in 1950 numbered 90,000, of which 87,300 were in new structures, a small decline of 1 per cent from 1949 when 90,955 dwellings were completed, 87,500 of them in new structures.

Demand for new housing continued strong in 1950, with the small drop in the number of completions being attributable mainly to supply factors developing in the last half of the year. The supply difficulties were occasioned largely by the rapid expansion of non-residential construction during 1950 (see below). This expansion in turn was caused partly by added defence expenditures but also by increased investment in other non-residential construction following the outbreak of hostilities in Korea.

During 1950 house-building activity was more concentrated in metropolitan areas and urban centres of 5,000 population and over. Starts in these areas at 68,100 were 17 per cent higher than during 1949 and completions at 62,500, were 5 per cent higher than the 1949 figure. Starts in other areas during 1950 at 22,400 were down 29 per cent and completions at 24,800 were down 11 per cent.

(1) Excluding Newfoundland.

— FIGURE 1 —



Multiple unit construction comprised a greater proportion of total completions during 1950 than in 1949. Single family dwellings completed were 2 per cent lower than in 1949 while the number of two-family and multiple dwellings completed were near the 1949 level.

Dwellings under construction at the end of December, 1950, numbered 58,900, an increase of 1 per cent over the carryover of 58,200 at the end of December, 1949.

Residential and Other Types of New Construction

House-building in 1950 met with increasing competition from non-residential construction in the demand for construction labour and materials.

Total new construction work put in place during 1950 amounted to \$2,335 million, about 11 per cent above the 1949 figure of \$2,091 million. New residential construction including major improvements and alterations increased by 5 per cent from \$763 million in 1949 to \$804 million in 1950 and accounted for 34 per cent of the total as compared with 37 per cent in 1949. The 5 per cent increase in the value of new residential construction reflects a slight drop in the volume of activity, as costs increased 6 per cent over the period (see p. 22).

SECTION 3.—PUBLICLY-ASSISTED HOUSE-BUILDING (See Tables 11-29)

While *total* housing starts remained at 1949 levels, Government-assisted housing starts showed a continuing increase over 1949. Total Government-assisted housing starts numbered 44,500 in 1950, accounting for 49 per cent of the total and registering an increase of 27 per cent over 1949. Although publicly-initiated starts under the direct Government rental housing programs declined

from 1949, Government-assisted starts in the privately-initiated housing sector increased by 47 per cent from 27,300 in 1949 to 40,000 in 1950.

Government housing measures were changed in early 1951 because of the likelihood of material and labour shortages persisting throughout a period of heavy defence expenditures. In a move to keep the Canadian house-building program within the capacity of a construction industry facing a substantial increase in defence and related construction, the Minister of Resources and Development, speaking in the House of Commons on February 5, announced changes in government housing measures. The provision of the one-sixth loan which was in addition to the basic loan provided for home-ownership building under the National Housing Act, was suspended. In respect to joint loans this one-sixth loan had been provided directly by the Central Mortgage and Housing Corporation and had been in effect since September of 1949.⁽¹⁾ Also affected by the change in housing measures were rental insurance projects. The maximum return of rentals to be guaranteed was reduced to 80 per cent of the rents for the first 3 years. This had the effect of reducing the maximum loans on rental insurance projects whether made directly by the Corporation or by lending institutions to 80 per cent of estimated cost, rather than 85 per cent as formerly authorized. The withdrawal of the one-sixth additional loan has the effect of raising the cash down payments required by prospective home owners by \$1,000 to \$1,500.

The National Housing Act, 1944

Lending operations under the National Housing Act for 1950 surpassed 1949, itself a record year. During 1950 the total number of housing units for which gross loans were approved under the Act, at 45,200, was 56 per cent higher than during 1949. The loans involved in 1950 had a value of \$305 million as against \$160 million in 1949. The increase in operations under the National Housing Act, 1944, reflects in part the impact of the lower down payments made possible under the amendments of December, 1949.

Although activity under the rental provisions of the Act showed a decrease during 1950 from 1949, approvals for home ownership registered a notable rise. Rental housing units for which gross loans were approved numbered 7,500 during 1950 declining 21 per cent from the preceding year. This decrease was a result of a decline of 36 per cent in rental insurance loans.

Under the home ownership provisions, the number of units for which loans were approved increased by 92 per cent from 19,500 in 1949 to 37,600 in 1950.

One storey single family housing units accounted for 39 per cent of the units approved for loans during 1950 and apartments which represented 28 per cent in 1949 represented only 14 per cent during 1950 as a result of decreased operations under the Rental Insurance provisions of the Act.

Builders estimated average construction costs increased 9 per cent from \$7,232 in 1949 to \$7,902 in 1950. Increasing costs were accompanied by increases in the amount of loans authorized and equity requirements in 1950 were less than in 1949. The average equity for all units, for which loans were approved decreased 12 per cent from \$2,500 during 1949 to \$2,200 during 1950.

Federal-Provincial Projects

Section 35 of the National Housing Act assented to in December, 1949,⁽²⁾ provides the legislative authority for the Government of Canada to enter into

(1) See *Housing in Canada*, October, 1940, p. 10.

(2) See *Housing Canada*, April, 1950, pp. 18 and 21.

agreements with the government of any province for the acquisition and development of land and the construction of housing projects for sale or rent. The legislation further provides that the capital costs, profits and losses on such undertakings are to be shared seventy-five per cent by the Corporation and twenty-five per cent by the province.

Complementary legislative authority has been granted to the governments of Newfoundland, New Brunswick, Quebec, Ontario, Manitoba, Saskatchewan and British Columbia. During 1950, projects under Section 35 were initiated in two provinces, Newfoundland and Ontario. Agreements were concluded with the British Columbia Government and discussions are proceeding with other provinces.

A contract was awarded for the first project consisting of 35 double duplexes which will provide 140 housing units at St. John's, Newfoundland. The first of these buildings is expected to be available for occupancy in March, 1951, with the balance coming into occupancy during the summer. Rents to be paid by the tenants are to be computed on the basis of income. A rental schedule has been agreed on; this is based on the tenants paying about 20 per cent of the family income as rent. The project will be managed by the St. John's Housing Authority, members of which will be appointed by the Lieutenant-Governor in Council in accordance with the Newfoundland legislation.

On November 1, 1950, the Province of British Columbia entered into an agreement with the Federal Government and Central Mortgage and Housing Corporation, to proceed with a low rental housing project of 200 family housing units in the city of Vancouver. Tenders will be called early in April, 1951.

Another phase of activity under Section 35 consisted of land assembly in Ontario. The Province of Ontario during 1950 entered into five agreements with the Federal Government and Central Mortgage and Housing Corporation for the acquisition of land for land assembly projects in London, Windsor, Ottawa, St. Thomas and Kingston. These agreements provide that the Province will be responsible for acquiring title to the land in the name of Central Mortgage and Housing Corporation, the land to be held in trust for the Province and the Corporation. The Province will also arrange for the sub-division and for the design, engineering and installation of services. In the majority of cases these services will be installed by the municipality. When serviced, the building lots will be sold by the Corporation for use by builders and private individuals. The Corporation will make payment in the first instance, of all charges forming a part of the cost of the project and will keep a record of such costs as well as all receipts from the sale of the lots. As disbursements are made, the Province will be requested to pay its share to the Corporation. Out of the lots so assembled and serviced, the Corporation and the Province will be fully reimbursed.

Veterans' Rental Projects Under Central Mortgage and Housing Corporation

Direct arrangements between the Central Mortgage and Housing Corporation and municipalities for the construction of veterans' rental dwellings came to an end in 1949. Operations under the Veterans' Rental Housing Program in 1950 were confined to construction work on projects already committed.

House-building activity under this plan fell off, as winding up operations

continued. Starts, completions, dwellings under construction, and expenditures all declined during 1950 as compared with one year earlier.

In 1950, starts numbered 1,000, completions numbered 3,800, expenditures amounted to \$16 million and there were 900 units under construction at December 31, 1950. In 1949, starts were 4,900, completions were 7,800, expenditures amounted to \$43 million and 3,700 units remained to be completed at December 31, 1949.

Veterans' Land Act, 1942

House-building operations under the Veterans' Land Act during 1950 exceeded the 1949 rate. Starts numbered 2,300 in 1950 as against 1,980 in 1949. Completions were up 35 per cent from 1,560 in 1949 to 2,100 in 1950. In 1950, 1,730 completions or 82 per cent of the total were on small holdings of the individual project type.

Armed Service Permanent Married Quarters

Overall housing operations under the Department of National Defence during 1950 involved 3,714 starts, 3,184 completions and an outlay of \$34 million as compared with 3,155 starts, 1,751 completions and expenditures of \$25 million during 1949.

Under the 1948 program undertaken by the Department of National Defence itself, which came to an end in the third quarter of 1950, there were 437 completions and an expenditure of \$3 million during 1950 as compared with 170 starts, 1,700 completions and an expenditure of \$12 million in 1949. House-building by the Department of National Defence involved a further 278 starts, 191 completions and an outlay of \$2.5 million in remote areas during 1950.

The balance of the National Defence housing, that is the 1949 and 1950 housing programs, totalling 7,100 units, is being carried out by the construction division of Central Mortgage and Housing Corporation. On these programs, dwellings started numbered 3,436, completed 2,556, and expenditures amounted to \$29 million in 1950.

Defence Construction Limited

Pursuant to an arrangement between the Minister of Trade and Commerce and the Minister of National Defence, P.C. 5656 dated November 22, 1950, authorized the employing of Defence Construction Limited (formerly Wartime Housing Limited) to undertake the construction of defence projects requisitioned by the Minister of National Defence. Under this arrangement Central Mortgage and Housing Corporation provides Defence Construction Limited with management, supervision services and other facilities to undertake the construction of these defence projects.

Canadian Farm Loan Act, 1927

Loans having a total value of \$123,000 for the construction of 71 new farm houses were approved during 1950 and 161 loans with a value of \$62,000 were approved for the alteration and improvement of existing farm homes.

During 1949, loans were approved with a value of \$148,000 for 86 new farm houses and 162 loans with a value of \$73,000 were approved for residential improvements and alterations.

Farm Improvement Loans Act, 1944

Guarantees under the Farm Improvement Loans Act, 1944, were made in respect of 511 loans for new farm houses and 967 loans for the improvement and

alteration of existing farm residential property in 1950. The loans for the new units had a total value of \$798,000 and for the improvements and alterations \$850,000. In 1949, loans for new farm houses were 434 valued at \$637,000 and for improvements and alterations 904 valued at \$791,000.

Property Management Operations, Central Mortgage and Housing Corporation

The principal feature of 1950 was the inauguration of the sales program of Veterans' Rental Projects constructed under the 1945-1947 plan.

During 1950 the number of sales of war workers' and veterans' houses, combined with the number of returns of Home Conversion Projects to the owners, exceeded the number of houses constructed under the 1948 and 1949 veterans' rental housing programs. As a result there was a slight decline toward the end of 1950 in the number of units under management by Central Mortgage and Housing Corporation from 41,300 at December 31, 1949 to 38,600 at December 31, 1950.

The vacancy rate at the end of December, 1950, at .8 per cent, was negligible.

Rental Insurance Plan

Net approvals under the Rental Insurance Plan during 1950 were made in respect to 54 projects involving 4,311 rental dwellings, a decrease of 44 per cent from the year 1949. Total costs per unit during 1950 were estimated by applicants to average \$7,400. Floor areas averaged 910 square feet, number of rooms 4 and maximum rentals \$70. Since the inception of the plan in July, 1948, to December, 1950, a net total of 208 projects involving 14,019 rental units has been authorized.

Double Depreciation for Rental Housing Projects

Applications continued to be made during 1950 under the Income War Tax Act for double depreciation on rental housing projects. Applications covering 2,470 housing units were approved during 1950 as compared with 2,656 during 1949. Of the units approved in 1950, 2,292 were under the Rental Insurance Plan.

In view of the fact that certificates were to be issued only in respect of housing projects on which construction had commenced prior to December 31, 1949, and because legislation provides that applications must be filed prior to December 31, 1950, this type of assistance is coming to an end. In the years 1947 to 1950 inclusive, applications were approved for a total of 5,900 housing units.

The Province of Quebec Farm Credit Bureau

Since commencement of operations January 15, 1948, to December 31, 1950, 6,360 applications involving 7,400 housing units have been approved by the Quebec Farm Credit Bureau. These have involved an interest subsidy commitment of \$11 million or an average contribution of \$1,780 per loan.

SECTION 4.—REAL ESTATE LENDING AND LOANS FOR BUILDING PURPOSES

(See Tables 30-33)

Real Estate Lending⁽¹⁾

The flow of funds from lending institutions into the real estate market accelerated sharply during 1950. This rise reflects not only a heavier partici-

(1) For a detailed account of real estate lending in Canada during 1950 see *Mortgage Lending in Canada, 1950*, C.M.H.C. April, 1951.

pation of lending institutions in the field of new construction, but also in the transfer of existing properties. Overall real estate loans approved by lending institutions numbered 77,000 in 1950 with a value of \$525 million, as against 62,000 loans and a value of \$393 million in 1949. This represents an increase of 24 per cent in number and 34 per cent in value of loans approved.

Institutional mortgage lending for *new non-farm* residential construction continued to increase throughout 1950. The increase in lending in the new construction sector reflects in part the expansion of joint lending operations under the National Housing Act, 1944. The increase is in line also with the higher level of urban housing starts in Canada during 1950, as reflected in the trend in starts for centres of 5,000 population and over (see p. 11).

The number of *new non-farm* dwellings for which institutional mortgage loans were approved, at 56,000 during 1950, was 31 per cent higher than in 1949. This increase of 13,400 units consisted of an increase of 11,700 new single units and 1,700 new multiple housing units. The value of loans increased by 50 per cent from \$212 million to \$318 million.

The number of *existing non-farm* dwellings for which loans were approved during 1950, at 37,500, increased 5 per cent from the 1949 figure, the value of these loans at \$113 million was 17 per cent higher in 1950 than in 1949.

Although the number of loans for new non-farm non-residential real estate during 1950, at 1,000, decreased 3 per cent from the 1949 figure, the value of these loans at \$47 million was 29 per cent above the 1949 level. The number of loans on existing property in this sector increased by 8 per cent from 1,600 to 1,700 in number and decreased by 3 per cent from \$40 million to \$39 million in value during the period.

Farm loans during 1950, numbering 1,560, amounted to \$7 million and were slightly lower in number and 3 per cent higher in amount than during 1949.

Mortgages Registered and Discharged

Mortgage registrations in Greater Toronto reflect the general increase in real estate activity indicated above. In 1950 a total of 41,800 mortgages on new and existing property were registered in the Greater Toronto area, an increase of 7 per cent over 1949.

Mortgage discharges in Greater Toronto, at 27,300 during 1950, were also 7 per cent higher than in 1949.

In 1950 the number of mortgages registered in Greater Toronto represented 42 per cent of the total number for the Province of Ontario and the number of mortgages discharged represented 41 per cent.

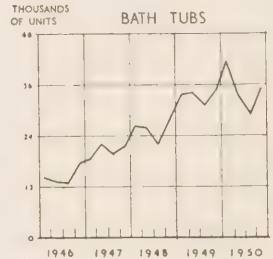
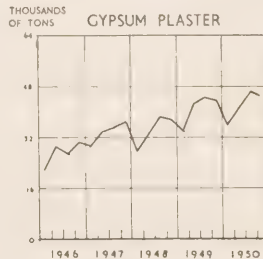
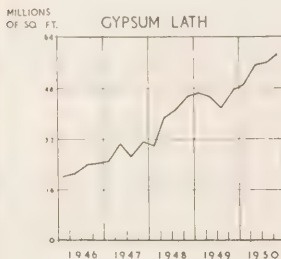
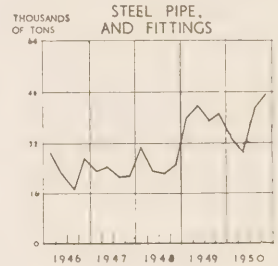
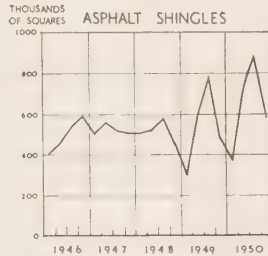
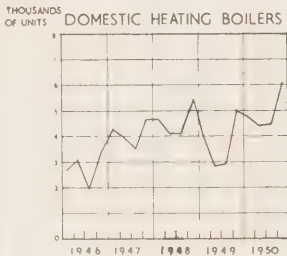
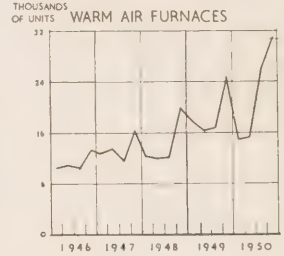
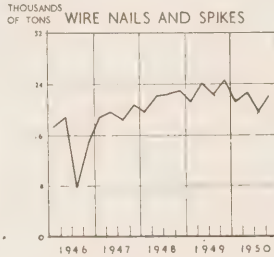
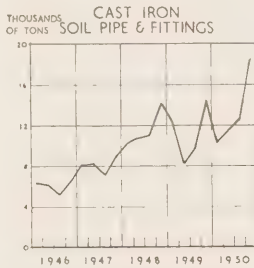
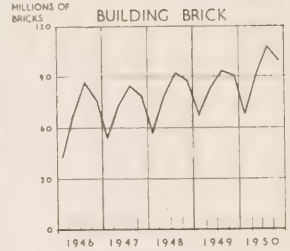
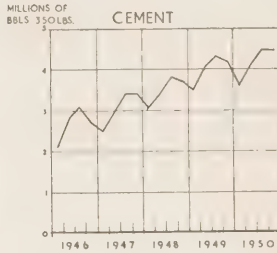
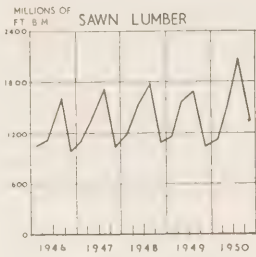
Loans for Building Purposes

Following the trend of rising construction activity in Canada, bank loans for building purposes increased by 8 per cent from \$113 million in 1949 to \$123 million in 1950. Total loans made by chartered banks for all purposes increased by 9 per cent from \$2.4 billion to \$2.6 billion. The loans for building purposes in 1950 were nearly triple the 1945 level, the increase reflecting a rise in both the physical amount of construction financed and the cost of construction.

-FIGURE 2-

PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS CANADA.

QUARTERLY, 1946-DECEMBER 1950



ECONOMIC RESEARCH DEPARTMENT... C.M.C.

SECTION 5.—BUILDING MATERIALS

(See Tables 34-43)

The regulations controlling the import of steel into Canada and designating iron ore and primary iron and steel products as essential materials introduced December 1, 1950 and effective January 1, 1951⁽¹⁾, were extended by Minister's Order No. 3, February 9, 1951. The ban on steel now covers the sale and use of steel without Government permit, on virtually every kind of commercial and service construction. Effective March 1, 1951 the previous curtailment on amusement construction and other non-essentials is extended to banks and brokerage establishments, shopping and personal service centres, hotels, office buildings, tourist and trailer camps, burial establishments and storage warehouses for personal effects.

Production of Building Materials

Output of construction materials was up for the most part during 1950, although declines occurred in a number of items (see Figure 2). During the year 1950, the composite index of production of construction materials including lumber averaged 182 on the 1939 base, an increase of 8 per cent over the 1949 average of 168. More closely reflecting the absorption of materials by the construction industry, the index of domestic disappearance of construction materials other than lumber showed an increase of 9 per cent from 270 in 1949 to 295 in 1950 signifying the increased construction activity of 1950 and suggesting that material stockpiling at the dealer and builder level had been developing in the latter half of the year. The index of domestic disappearance in the first half of 1950 showed a smaller increase, being 2 per cent over the level of the corresponding period of 1949. Further evidence of increased absorption of building materials in 1950 is found in the number of tons of building materials unloaded at railway stations in Canada. A series covering lumber products, gravel, sand and crushed stone, lime and plaster, brick and artificial stone, cement, sewer pipe and drain tile, shows an increase of 5 per cent from 12,900 tons in 1949 to 13,500 in 1950. The increase occurred mainly in the final quarter of the year.

Of the 35 materials for which production data are shown in this report, 14 including sawn lumber recorded increases in output of 10 per cent to 56 per cent in 1950 as compared with 1949. Concrete blocks led this group with an increase of 56 per cent, followed by wash basins, 43 per cent, and domestic heating boilers, 36 per cent. Nine materials registered increases of less than 10 per cent and 12 materials declined in output. Of these, outlet boxes, structural steel and sinks registered drops of 10 per cent or more. Nine other materials declined less than 10 per cent in output.

Supply of and Demand for Building Materials

Factory sales of 13 out of 18 materials were higher in 1950 than during 1949. For the remaining items, outlet boxes, hot water storage tanks, wire nails and spikes, sinks and gypsum wallboard sales, decreased over the period.

Factory stocks of 8 out of 18 materials were lower at the end of December, 1950, than one year earlier. The remaining items registered increases in stocks on hand at December 31, 1950, as compared with one year earlier.

(1) See *Housing in Canada*, October, 1950, pp. 15-16.

Imports of Building Materials

Of the 19 materials covered in this review, 12 showed increases in imports in 1950 as compared with 1949. Cast iron radiators led this group followed by gypsum plaster and electric hot water heaters. Seven materials showed decreases in imports. Wire nails led this group followed by wallboard building board and galvanized sheets.

Exports of Building Materials

Exports of 8 of the 14 building materials covered, registered increases in 1950 over 1949. Exports of window glass which were negligible in 1949 led this group with exports of 226,000 square feet, followed by hardwood flooring which increased 164 per cent and sawn lumber with an increase of 63 per cent. Exports of 6 materials showed declines in 1950 as compared with 1949. Exports of steel products, all of which declined more than 50 per cent led this group, followed by wood fibre insulating board which declined 41 per cent and gypsum plaster which declined 37 per cent.

Shipments of Primary Iron and Steel

Shipments of primary shapes by Canadian steel mills, exclusive of producers' interchange, totalled 2,832,600 net tons during 1950, an increase of 5 per cent over the 2,708,000 tons shipped during 1949.

Of the 8 steel consuming categories included in this review 4 registered increases in shipments in 1950 over 1949. The automotive industries led this group with shipments amounting to 200,000 tons, an increase of 33 per cent over 1949, the containers industry received 262,000 tons, an increase of 27 per cent and the miscellaneous group obtained 621,500 tons in 1950, 17 per cent more than during 1949.

Leading the list of the 4 categories registering declines, wholesalers and warehouses at 314,200 tons were 11 per cent less than in 1949; railways and railway car shops received 500,500 tons, 6 per cent less than in 1949; building construction at 357,600 tons received 1 per cent less than 1949 and exports at 218,800 were slightly less than 1949.

The share of "building construction" in shipments during 1950 amounted to 357,600 tons or 13 per cent of the total, and a considerable proportion of this amount was for non-residential building.

Producers' interchange or the tonnage shipped to producers' own works for further processing during 1950, at 1,400,300 tons was 47 per cent above the 954,000 tons for 1949.

Employment and Earnings in the Building Material Industries

Returns from a group of building material producers employing 15 or more employees indicate that the rate of building material production which was 8 per cent higher in 1950 than in 1949, was sustained by a 5 per cent rise in employment. An average of 109,000 employees was reported for 1949 and 114,000 for 1950.

Average weekly earnings for the same group increased by 8 per cent from \$45 in December, 1949 to \$48.50 in December, 1950.

Non-Seasonal Layoffs in the Building Material Industries

In keeping with the high level of building material production during 1950 both the number of establishments and employees affected by non-seasonal layoffs

in industries manufacturing building materials was down during 1950 as compared with 1949.

During 1950 non-seasonal layoffs occurred in 57 establishments with 3,400 employees, a drop of 17 per cent in establishments and 6 per cent in employees from 1949.

The continued heavy demand for building materials in general during 1950 is borne out by the fact that the number of employees laid off by reason of 'lack of orders' decreased by 43 per cent from 2,300 in 1949 to 1,300 in 1950. Half of these layoffs occurred in west coast shingle mills in the fourth quarter of 1950 and were caused chiefly by loss of American markets. The number of employees laid off by reason of 'lack of materials' increased from 300 in 1949 to 800 in 1950, indicating that building material manufacturers were beginning to experience shortages principally in lumber and structural steel supplies. Layoffs caused by other factors increased by 20 per cent from 1,000 in 1949 to 1,200 in 1950. This increase occurred in the last 3 months of 1950 and was due mainly to shutdowns as a result of fire, alterations and severe weather conditions.

Capital Expenditures in the Building Material Industries

The post-war demand for new housing, industrial plant, commercial buildings, and utilities induced building material producers to expand productive facilities and resulted in a continuous post-war increase of building material output to meet the high demand. Revised figures for 1949 indicate that the program of both plant and machinery and equipment extension in these industries reached a peak in 1949 exceeding 1948, itself a record year.

In 1950 however, with a great part of the expansion program completed, preliminary figures of total capital outlay by building material industries indicate a decline of 21 per cent from \$39 million in 1949 to \$31 million in 1950. This decline in total capital expenditures was attributable to a drop of \$8 million in the amount invested in machinery and equipment, as capital outlay in plant construction during 1950 approximated the 1949 figure of \$10 million.

Declines in machinery and equipment expenditures occurred in all building material industries covered, with the exception of plumbing and heating equipment. Investment by this industry rose by 20 per cent from \$1 million in 1949 to almost \$1.2 million in 1950.

SECTION 6.—BUILDING LABOUR

(See Tables 44-55)

Employment and Earnings

Employment in the construction industry at 330,000 reached a new peak in 1950, increasing 3 per cent from an average level of 320,000 persons in 1949, itself a record year. The increase compares with a rise of 2 per cent in total non-agricultural employment during the period.

Sample data on the number of hours worked per week suggest that construction workers, on the average put in a slightly shorter work week during 1950 than during 1949. In 1950 the work week averaged 41 hours as compared with 43 hours in 1949. The average work week of employees sampled in 1950 varied seasonally from 37 hours in March to 43 in August. In 1949 the variation was from 40 in March to 44 in August.

Total labour income in Canada rose 7 per cent from \$7.6 billion in 1949 to \$8.1 billion in 1950. Construction labour income in the same period rose 8 per cent from \$527 million to \$571 million.

Employment in the *building* industry during 1950 showed a 5 per cent increase over the year 1949. The index of employment in the building industry, based on reports from employers with 15 or more employees, averaged 396, a gain of 5 per cent over the 1949 average of 378.

The Labour Market

Unemployment in construction in 1950 averaged 34,000, about one-third above 1949. The increase over last year was mainly due to a seasonal peak of 71,000 being reached in the first quarter of 1950, when weather conditions were particularly unfavourable to construction work. By the end of the year the situation was greatly improved. Unplaced applicants in construction trades in December, 1950, numbered 36,000, 18 per cent *below* the preceding year.

The number of construction workmen who applied for unemployment insurance benefits and established benefit years during December 1950, at 8,000, was 43 per cent *lower* than one year earlier.

Supply of Construction Workers

Immigration of construction workers into Canada was down 36 per cent from 3,290 in 1949 to 2,100 in 1950. Of the immigrants in 1950, 1,660 were skilled and 440 were semi-skilled and unskilled. Emigration of skilled construction tradesmen during 1950 totalled 760 resulting in a net immigration of skilled construction workers of 900 in 1950. This represents a decline of 600 from 1949. However, trainees in the building trades, assisted under the Federal-provincial training scheme begun in 1945, numbered 5,280 at the end of December, 1950. This represents the first year that the number of trainees has not decreased substantially.

Strikes in the Building Industry

Time loss through strikes in the building industry during 1950 totalled 28,500 working days, somewhat less than in 1949. Time loss through strikes in all industries during 1950 totalled 1,156,000 working days, an increase of 12 per cent from 1949.

SECTION 7.—BUILDING COSTS

(See Tables 56-59)

The increased level of overall construction activity in Canada during 1950, was on a rising cost trend as building material prices and wage rates in construction trades advanced steadily throughout the year.

The combined index of prices of residential building materials and wage rates in the construction trades which rose less than 1 per cent throughout 1949, increased by 12 per cent from 208 at the end of 1949 to 233 at the end of December, 1950. The increase reflects a rise of 16 per cent in material prices and 5 per cent in wage rates during the period. The average level of the combined index for 1950 as a whole was 6 per cent higher than the corresponding average for 1949.

Residential Building Material Prices

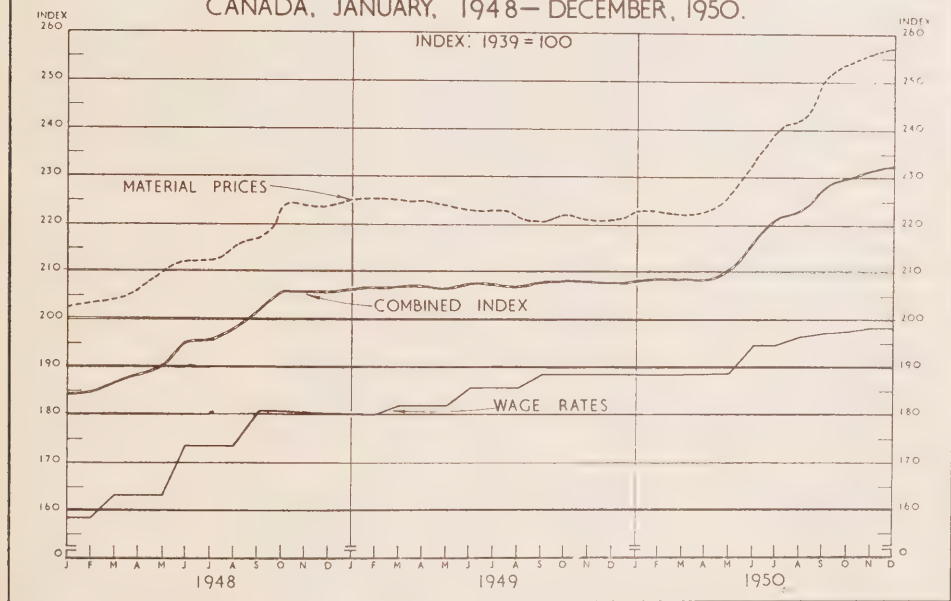
From December, 1949 to December, 1950, the index of wholesale prices of *residential* building materials (1939 = 100) increased 16 per cent. For 1950 as

a whole the index increased 6 per cent from a monthly average of 223 in 1949 to 237 in 1950.

At December, 1950, with the index at 257, *residential* building material prices were over two and a half times the 1939 level. The greatest increase occurred in the price of lumber and its products, the index for which stood at 370 at the end of 1950. The increase of lumber prices over 1949, which was 8 per cent, was prompted by unprecedented United States demand for Canadian timber during most of 1950 and then towards the end of the year, when American demand dwindled because of government credit restrictions and inventory curbs, the United Kingdom re-entered the Canadian market in a big way, buying 500 million feet of British Columbia lumber and ordering 300 million feet of Eastern spruce. The 1950 year end index for roofing materials at 226 was also more than double the 1939 level. Prices of all other groups of materials were less than double the 1939 level. The 1950 year end index for paint and glass stood at 187, electrical equipment and fixtures 186, plumbing and heating equipment 185, brick, tile and stone 180, cement, gravel and sand 145, lath, plaster and insulation materials 121 and other materials 184.

—FIGURE 3—

INDEXES OF RESIDENTIAL BUILDING MATERIAL PRICES,
WAGE RATES OF CONSTRUCTION WORKERS, AND COMBINED
INDEX OF MATERIAL PRICES AND WAGE RATES,
CANADA, JANUARY, 1948—DECEMBER, 1950.



ECONOMIC RESEARCH DEPARTMENT, C.M.H.C.

Wage Rates in the Construction Trades

The composite index of wage rates in the construction trades (including Holiday Pay Allowances) increased 5 per cent from an average of 186 in 1949 to 194 in 1950.

In 1950 wage rates were 94 per cent higher than in 1939. Unskilled workers showed the largest gain over the period, with wage rates in 1950 112 per cent

higher than in 1939. Among the skilled workers, plasterers' and carpenters' wage rates increased most rapidly, rising 94 per cent over the period, followed by the rates of painters which rose 92 per cent.

Wage rates in all industries showed a smaller increase, rising by 3 per cent from January to December, 1950, and averaging 2 per cent higher during 1950 than in 1949.

Completion Time

Although the shortage of lumber experienced in the first half of 1950 resulted in a slight lengthening of the average time required to complete a house during the last 4 months of 1950 as compared with the same period of 1949, the average completion period of 7 months for the whole year 1950 was the same as during 1949.

Cost of Living and Rent

The index of rentals which stood at 120 in December, 1949 rose 9 per cent during 1950 and stood at 131 in December, 1950. The cost of living as a whole rose 6 per cent from 159 to 169 during the period. This marks the first time in the post war period that the rental index increased more rapidly than the cost of living index and was caused by the relaxation in rental controls effective February, 1950.⁽¹⁾

SECTION 8.—BUILDING INDUSTRY AND REAL ESTATE OPERATIONS (See Tables 60-62)

The amount of defaulted liabilities in all industries and the construction industry during 1950, increased by 8 and 44 per cent respectively over 1949. In the building material industries, on the other hand, bankruptcies declined in terms of liabilities outstanding by 54 per cent. The decline in the building material field reflects favourable business conditions prevailing in this industry.

Common Stock Prices

The average level of common stock prices in 16 building material companies rose 30 per cent between 1949 and 1950. The price index (1939 = 100) of common shares of these companies averaged 146 in 1949 and 189 in 1950.

The composite price index of common shares in 82 industrial companies increased 24 per cent from 113 to 140 during the period.

The general advance in common stock prices reflects in part the steady increase in price levels during 1950 which tended to make investment in common stocks more attractive.

Financial Statistics, Twelve Real Estate Companies, 1939-1949

An indication that rental receipts from 1939-1949 have substantially kept pace with operating expenses of larger residential rental properties is provided by financial statistics on real estate companies operating 649 rental units and having land and buildings valued at \$2.8 million. The aggregate ratio of operating expenses to gross operating revenue was 60.5 per cent in both 1939 and 1949.

Net operating revenue (excluding depreciation) was comparatively stable over the period varying from a low of \$110,000 in 1942 to a high of \$158,000 in 1949. Despite the stability of net operating revenue the aggregate net position showed a marked improvement in the later years. These improvements were

(1) See *Housing in Canada*, January, 1950, p. 24.

brought about by a reduction of bond interest charges in these years occasioned by reorganization of 3 of the companies.

SECTION 9.—NEWFOUNDLAND (See Tables 63-67)

Housing Starts and Completions

Housing starts in Newfoundland during 1950 numbered 2,100 and completions numbered 1,700. At December 31, 1950, there were 1,690 houses under construction.

The National Housing Act, 1944

During 1950, 50 loans were approved under the National Housing Act. These loans were for 53 units and had a value of \$360,000.

Real Estate Lending

Institutional mortgage loans were approved for 200 *new* non-farm housing units, at a value of \$1 million and 68 existing non-farm units valued at \$255,000 during 1950.

During the same period, there were only 3 loans for \$50,000 for *new* non-farm non-residential real estate and 6 loans for \$68,000 on existing property in the non-farm sector.

PART II

TABULAR MATERIAL*

*Sources of tables shown in Part II together with explanatory notes will be shown in Part III.

SECTION 1 POPULATION TRENDS

TABLE 1.—NUMBER OF BIRTHS, DEATHS, MARRIAGES AND DIVORCES, AND
TOTAL POPULATION, CANADA, ⁽¹⁾ 1939 — 1950.

	Births	Deaths	Marriages	Divorces ⁽²⁾	Population ⁽²⁾ 000
1939	229,468	108,951	103,658	2,068	11,250
1940	244,316	110,927	123,318	2,369	11,364
1941	255,317	114,639	121,842	2,461	11,490
1942	272,313	112,978	127,372	3,089	11,637
1943	283,580	118,635	110,937	3,263	11,795
1944	284,220	116,052	101,496	3,788	11,958
1945	288,730	113,414	108,031	5,076	12,102
1946	330,732	114,931	134,088	7,683	12,283
1947	359,094	117,725	127,311	8,199	12,558
1948 ⁽³⁾	347,307	119,384	123,314	6,881	12,859
1949 ⁽²⁾					
January	27,640	10,505	5,241	—	—
February	26,320	9,844	6,014	—	—
March	30,829	11,477	4,191	—	—
1st Quarter	84,789	31,826	15,446	—	—
April	30,533	10,990	8,156	—	—
May	32,129	10,556	9,659	—	—
June	30,526	9,774	16,418	—	13,177
2nd Quarter	93,188	31,320	34,243	—	—
July	31,640	9,529	15,432	—	—
August	30,555	9,358	11,789	—	—
September	30,017	9,135	14,841	—	13,262 ⁽⁶⁾
3rd Quarter	92,212	28,022	42,062	—	—
October	29,014	9,854	13,895	—	—
November	27,439	9,646	8,591	—	—
December	27,215	10,508	7,205	—	13,332 ⁽⁶⁾
4th Quarter	83,668	30,008	29,691	—	—
Total, 1949	353,857	121,176	121,432	5,934	—
1950 ⁽⁴⁾					
January ⁽³⁾	26,720	9,892	5,688	—	—
February	25,518	9,736	5,763	—	—
March	28,993	10,330	4,610	—	13,389 ⁽⁶⁾
1st Quarter ⁽³⁾	81,231	29,958	16,061	—	—
April	28,941	11,649	7,017	—	—
May	29,411	9,825	9,046	—	—
June	32,478	10,916	13,835	—	13,466
2nd Quarter	90,830	32,390	29,898	—	—
July	32,343	9,529	14,419	—	—
August	30,065	9,582	14,077	—	—
September	33,621	9,372	13,763	—	13,541 ⁽⁶⁾
3rd Quarter	96,029	28,483	42,259	—	—
October	30,243	9,573	12,831	—	—
November	28,261	9,820	12,334	—	—
December	29,634	10,546	8,516	—	13,613 ⁽⁶⁾
4th Quarter	88,138	29,939	33,681	—	—
Total, 1950	356,228	120,770	121,899	(6)	—

(1) Excluding Yukon, North West Territories and Newfoundland.

(2) Monthly data not available.

(3) Revised.

(4) Preliminary.

(5) Estimated (see p. 109).

(6) Not yet available.

TABLE 2.— BIRTH, DEATH, MARRIAGE AND DIVORCE RATES, CANADA,
1939 — 1950.
(In Thousands)

Year	Birth Rate	Death Rate	Marriage Rate	Divorce Rate
1939	20.4 ⁽²⁾	9.7	9.2	.02
1940	21.5 ⁽²⁾	9.8	10.9 ⁽²⁾	.02
1941	22.2	10.0	10.6	.02
1942	23.4 ⁽²⁾	9.7	10.9	.03
1943	24.0	10.1	9.4	.03
1944	23.8 ⁽²⁾	9.7	8.5 ⁽²⁾	.03
1945	23.9 ⁽²⁾	9.4 ⁽²⁾	8.9	.04
1946	26.9	9.4 ⁽²⁾	10.9	.06
1944	28.6	9.4	10.1	.07
1948	27.0 ⁽²⁾	9.3	9.6	.05
1949 ⁽²⁾	26.9	9.2	9.2	.05
1950	26.5	9.0	9.1	— ⁽¹⁾

(1) Not yet available.

(2) Revised.

TABLE 3.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,
1939—1950.

Period	Males			Females			18 Years and Over			Under 18 Years			Total
	Married	Single	Sub-total	Married	Single	Sub-total	Male	Female	Sub-total	Male	Female	Sub-total	
1939	2,986	4,695	7,681	4,346	4,967	9,313	4,866	6,820	11,686	2,815	2,493	5,308	16,994
1940	2,019	3,352	5,371	2,786	3,167	5,953	3,939	4,517	8,456	1,432	1,436	2,868	11,324
1941	1,580	3,211	4,791	2,011	2,527	4,538	3,851	3,489	7,340	940	1,049	1,989	9,329
1942	1,187	2,021	3,208	2,341	2,746	4,368	2,280	3,429	5,709	928	939	1,867	7,576
1943	1,284	2,006	3,290	2,468	2,746	5,214	2,113	4,064	6,177	1,177	1,150	2,327	8,504
1944	1,513	2,981	4,494	4,590	3,717	8,307	2,391	6,253	8,644	2,103	2,054	4,157	12,801
1945	2,695	5,006	7,701	9,470	5,551	15,021	4,259	11,620	15,879	3,442	3,401	6,843	22,722
1946	6,694	13,799	20,493	36,457	14,779	51,236	9,934	40,818	50,752	10,559	10,408	20,967	71,719
1947	13,799	19,636	33,435	13,162	17,530	30,692	27,281	24,787	52,068	6,154	5,905	12,059	64,127
1948	25,843	41,247	67,090	24,676	33,638	58,324	52,986	45,191	98,177	14,104	13,133	27,237	125,414
1949	22,224	28,854	51,078	20,365	23,645	44,010	39,368	33,225	72,593	11,710	10,785	22,495	95,088
1950 ⁽¹⁾													
January	639	1,162	1,801	1,014	882	1,896	1,226	1,411	2,637	575	485	1,060	3,697
February	1,014	1,597	2,611	1,084	1,251	2,335	1,895	1,675	3,570	716	660	1,376	4,946
March	1,220	1,887	3,107	1,262	1,424	2,686	2,279	1,859	4,138	828	827	1,655	5,793
1st Quarter	2,873	4,646	7,519	3,360	3,557	6,917	5,400	4,945	10,345	2,119	1,972	4,091	14,436
April	1,549	2,601	4,150	1,468	1,886	3,354	2,915	2,328	5,243	1,235	1,026	2,261	7,504
May	1,871	2,867	4,738	1,686	1,919	3,605	3,651	2,596	6,247	1,087	1,009	2,096	8,343
June	1,441	2,411	3,852	1,451	1,604	3,055	2,888	2,339	5,227	964	716	1,680	6,907
2nd Quarter	4,861	7,879	12,740	4,605	5,409	10,014	9,454	7,263	16,717	3,286	2,751	6,037	22,754
July	1,516	2,439	3,955	1,276	1,479	2,755	3,048	1,995	5,043	907	760	1,667	6,710
August	1,087	1,621	2,708	1,089	1,393	2,482	1,988	1,880	3,868	720	602	1,322	5,190
September	1,126	1,703	2,829	957	1,215	2,172	2,246	1,666	3,912	583	506	1,089	5,001
3rd Quarter	3,729	5,763	9,492	3,322	4,087	7,409	7,282	5,541	12,823	2,210	1,868	4,078	16,901
October	1,304	1,793	3,097	1,222	1,430	2,652	2,367	2,018	4,385	730	634	1,364	5,749
November	1,602	2,403	4,005	1,271	1,536	2,807	3,064	2,084	5,148	941	723	1,664	6,812
December	1,566	2,442	4,008	1,366	1,650	3,016	3,026	2,237	5,263	982	779	1,761	7,024
4th Quarter	4,472	6,638	11,110	3,859	4,616	8,475	8,457	6,339	14,796	2,653	2,136	4,789	19,585
Total, 1950	15,935	24,926	40,861	15,146	17,669	32,815	30,593	24,088	54,681	10,268	8,727	18,995	73,676

(1) Revised.

TABLE 4.— NUMBER OF EMIGRANTS⁽¹⁾ FROM CANADA, BY SEX,
MARITAL STATUS AND AGE GROUP
1939 — 1950.

Year	Total	Married Females ⁽²⁾	Children under 18 Years ⁽²⁾
1939.....	15,200	—	—
1940.....	15,800	—	—
1941.....	15,500	—	—
1942.....	14,300	—	—
1943.....	13,900	—	—
1944.....	14,900	—	—
1945.....	22,500	—	—
1946.....	33,900	—	—
1947.....	35,000	—	—
1948.....	34,800	6,700	6,200
1949			
1st Quarter.....	7,800 ⁽⁴⁾	1,500	1,300
2nd Quarter.....	8,600 ⁽⁴⁾	1,700	1,400
3rd Quarter.....	8,900 ⁽⁴⁾	1,600	1,300
4th Quarter.....	8,300 ⁽⁴⁾	1,400	1,300
Total, 1949	33,600 ⁽⁴⁾	6,200	5,300
1950 ⁽³⁾			
1st Quarter.....	6,700 ⁽⁴⁾	1,500	1,200
2nd Quarter.....	8,200 ⁽⁴⁾	2,000	1,700
3rd Quarter.....	9,400 ⁽⁴⁾	2,300	1,900
4th Quarter.....	8,400	2,200	1,900
Total, 1950	32,700	8,000	6,700

(1) Estimated.

(2) Not available prior to 1948.

(3) Preliminary.

(4) Revised.

TABLE 5.—NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA, BY COUNTRY,
1939—1950.

Period	United Kingdom		United States		Other Countries		Total	
	Immi- gration	Emigra- tion ⁽¹⁾	Immi- gration	Emigra- tion	Immi- gration	Emigra- tion ⁽¹⁾	Immi- gration	Emigra- tion
1939.....	3,600	—	5,600	10,700	7,800	—	17,000	15,200
1940.....	3,000	—	7,100	11,000	1,200	—	11,300	15,800
1941.....	2,300	—	6,600	10,900	400	—	7,000	15,500
1942.....	2,300	—	5,100	10,000	200	—	7,600	14,300
1943.....	3,800	—	4,400	9,700	300	—	8,500	13,900
1944.....	7,700	—	4,500	10,500	600	—	12,800	14,900
1945.....	14,600	5,100	6,400	15,800	1,700	1,600	22,700	22,500
1946.....	51,400	9,100	11,500	22,000	8,800	2,800	71,700	33,900
1947.....	38,800	7,900	9,400	24,100	15,900	3,000	64,100	35,000
1948.....	46,000	7,200	7,400	24,600	72,000	3,000	125,400	34,800
1949.....								
1st Quarter.....	5,300	1,200	1,400	5,900 ⁽²⁾	16,600	700	23,300	7,800 ⁽²⁾
2nd Quarter.....	8,100	1,700	2,000	6,200 ⁽²⁾	20,100	700	30,200	8,600 ⁽²⁾
3rd Quarter.....	4,900	2,300	2,400	5,800 ⁽²⁾	15,300	800 ⁽²⁾	22,600	8,900 ⁽²⁾
4th Quarter.....	3,900	2,300	1,800	5,300 ⁽²⁾	13,300	700 ⁽²⁾	19,000	8,300 ⁽²⁾
Total, 1949.....	22,200	7,500	7,600	23,200 ⁽²⁾	65,300	2,900 ⁽²⁾	95,100	33,600 ⁽²⁾
1950.....								
1st Quarter.....	2,300	1,400	1,300	4,700 ⁽²⁾	10,800	600	14,400	6,700 ⁽²⁾
2nd Quarter.....	4,500	1,500	1,800	6,100 ⁽²⁾	16,500	600	22,800	8,200 ⁽²⁾
3rd Quarter.....	3,000	2,100	2,000	6,500 ⁽²⁾	11,300	800	16,900	9,400 ⁽²⁾
4th Quarter.....	3,600	1,300	1,900	6,400	14,100	700	19,600	8,400
Total, 1950.....	13,400	6,300	7,600	23,700	52,700	2,700	73,700	32,700

(1) Not available prior to 1945.

(2) Revised.

SECTION 2 HOUSE-BUILDING ACTIVITY

TABLE 6.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND
UNDER CONSTRUCTION, CANADA⁽¹⁾, 1945 — 1950.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) ⁽²⁾
<i>New Permanent and Temporary Housing and Conversions⁽³⁾</i>			
1945	— ⁽⁴⁾	48,470	— ⁽⁴⁾
1946	— ⁽⁴⁾	67,194	— ⁽⁴⁾
1947	81,276	79,231	— ⁽⁴⁾
1948	95,340	81,243	— ⁽⁴⁾
1949	92,931	90,955	— ⁽⁴⁾
1950	93,180	90,038	— ⁽⁴⁾
<i>Dwellings in New Structures</i>			
1945	— ⁽⁴⁾	42,488	— ⁽⁴⁾
1946	— ⁽⁴⁾	60,454	40,170
1947	74,263	72,218	42,215
1948	90,194	76,097	56,456
1949	89,509	87,533	58,169
1950			
January	2,049	6,480	53,688
February	2,694	4,814	51,468
March	4,111	6,497	48,722
1st Quarter	8,854	17,791	—
April	7,370	5,380	49,301
May	13,570	5,965	56,785
June	11,966	6,460	62,257
2nd Quarter	32,906	17,805	—
July	9,820	6,764	65,430
August	9,023	8,464	65,919
September	9,806	7,684	68,030
3rd Quarter	28,649	22,912	—
October	9,633	9,432	68,046
November	6,317	8,673	65,539
December	4,082	10,686	58,850
4th Quarter	20,032	28,791	—
Total, 1950	90,441	87,299	—

(1) Excluding Yukon, Northwest Territories and Newfoundland.

(2) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 110).

(3) Estimated.

(4) Not available.

TABLE 7.—NUMBER OF NEW HOUSING UNITS STARTED BY AREA AND
COMPLETED BY AREA AND TYPE OF UNIT, CANADA,
1946 — JANUARY, 1951.

Period	Starts		Completions				
	5000 Popula- tion and Over	Other Areas	Area		Type of Unit		
			5000 Popula- tion and Over	Other Areas	One Family	Two Family	Multiple
1946	— ⁽¹⁾	— ⁽¹⁾	— ⁽¹⁾	— ⁽¹⁾	50,345	4,206	5,903
1947	45,827	28,436	44,453	27,765	58,778	5,310	8,130
1948	57,671	32,523	48,007	28,090	61,787	4,560	9,750
1949							
1st Quarter	6,305	2,091	13,138	4,688	14,088	1,626	2,112
2nd Quarter	19,995	11,808	15,504	6,396	16,435	2,024	3,441
3rd Quarter	17,160	10,503	14,444	8,828	18,231	1,680	3,361
4th Quarter	14,665	6,982	16,699	7,836	19,668	1,920	2,947
Total, 1949	58,125	31,384	59,785	27,748	68,422	7,250	11,861
1950							
January	1,953	96	4,541	1,939	4,903	792	785
February	2,285	409	3,441	1,373	3,520	502	792
March	3,602	509	5,230	1,267	4,497	582	1,418
1st Quarter	7,840	1,014	13,212	4,579	12,920	1,876	2,995
April	6,149	1,221	4,291	1,089	4,075	430	875
May	9,307	4,263	4,615	1,350	4,609	376	980
June	11,616	350	5,117	1,345	4,935	564	961
2nd Quarter	27,072	5,834	14,023	3,782	13,619	1,370	2,816
July	4,157	5,663	4,306	2,458	5,447	492	825
August	6,205	2,818	5,880	2,584	6,515	912	1,037
September	7,395	2,411	5,881	1,803	5,674	618	1,392
3rd Quarter	17,757	10,892	16,067	6,845	17,636	2,022	3,254
October	7,213	2,420	6,408	3,024	7,471	750	1,211
November	4,808	1,509	5,640	3,033	7,304	422	947
December	3,397	685	7,120	3,566	8,021	934	1,731
4th Quarter	15,418	4,614	19,168	9,623	22,796	2,106	3,889
Total, 1950	68,087	22,354	62,470	24,829	66,971	7,374	12,954
1951							
January ⁽²⁾	2,307	— ⁽¹⁾	5,895	— ⁽¹⁾	— ⁽¹⁾	— ⁽¹⁾	— ⁽¹⁾

(1) Not available.

(2) Preliminary.

TABLE 8.— NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1940 — 1950.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Housing Units		
	New Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Housing Units	Total
1940	50.1	7.4	57.5	— (1)	— (1)	— (1)
1941	61.1	8.9	70.0	— (1)	— (1)	— (1)
1942	44.6	8.5	53.1	601	14,326	14,927
1943	41.2	8.7	49.9	1,164	12,019	13,183
1944	70.7	12.2	82.9	4,203	19,492	23,695
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947	161.9	16.0	177.9	3,967	33,250	37,217
1948	276.3	23.1	299.5	6,473	44,838	51,311
1949						
January	8.7	.9	9.6	351	1,296	1,647
February	10.4	1.1	11.5	439	1,372	1,811
March	27.0	1.8	28.8	1,001	3,683	4,684
1st Quarter	46.1	3.8	49.9	1,791	6,351	8,142
April	38.8	2.8	41.6	1,108	5,364	6,472
May	40.9	5.3	46.2	508	6,201	6,709
June	35.7	3.0	38.7	1,156	4,859	6,015
2nd Quarter	115.4	11.1	126.5	2,772	16,414	19,196
July	30.6	2.3	32.9	605	4,619	5,224
August	30.6	2.4	33.0	951	4,262	5,213
September	34.4	2.2	36.6	1,137	4,806	5,943
3rd Quarter	95.6	6.9	102.5	2,693	13,687	16,380
October	24.5	2.2	26.7	649	3,413	4,062
November	26.6	1.4	28.0	1,004	3,338	4,342
December	20.2	.9	21.1	986	2,182	3,168
4th Quarter	71.3	4.5	75.8	2,639	8,933	11,572
Total, 1949	328.4	26.3	354.7	9,895	45,395	55,290
1950						
January	7.2	1.2	8.4	322	933	1,255
February	12.5	1.1	13.6	1,132	1,396	2,528
March	28.6	1.8	30.4	577	3,817	4,394
1st Quarter	48.3	4.1	52.4	2,031	6,146	8,177
April ⁽²⁾	41.4	2.9	44.3	1,014	5,522	6,536
May ⁽²⁾	67.2	5.0	72.2	2,496	8,074	10,570
June ⁽²⁾	49.2	3.7	52.9	979	6,470	7,449
2nd Quarter ⁽²⁾	157.8	11.6	169.4	4,489	20,066	24,555
July ⁽²⁾	38.2	3.9	42.1	932	5,174	6,106
August ⁽²⁾	35.3	3.2	38.5	623	4,526	5,149
September ⁽²⁾	35.7	3.1	38.8	687	4,371	5,058
3rd Quarter ⁽²⁾	109.2	10.2	119.4	2,242	14,071	16,313
October	36.4	5.1	41.5	1,132	4,533	5,665
November	22.5	2.4	24.9	565	2,776	3,341
December	14.2	1.0	15.2	851	1,361	2,212
4th Quarter	73.1	8.5	81.6	2,548	8,670	11,218
Total, 1950	388.4	34.4	422.8	11,310	48,953	60,263

(1) Not available.

(2) Revised.

TABLE 9.— NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED,
CANADA, 1939 — 1950.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Housing Units		
	Apartments	All Other Residential Dwellings	Total	(1) Apartments	All Other Residential Dwellings	Total
1939	9.8	57.7	67.5	2,403	21,559	23,962
1940	8.5	59.2	67.7	1,960	20,554	22,514
1941	6.2	86.2	92.4	1,330	29,140	30,470
1942	.9	78.4	79.3	171	29,823	29,994
1943	.9	78.2	79.1	169	29,720	29,889
1944	8.8	122.4	131.2	1,580	36,725	38,305
1945	6.3	189.7	196.0	1,103	48,344	49,447
1946	19.0	194.1	213.1	3,139	38,162	41,301
1947	12.0	185.0	197.2	1,743	36,458	38,201
1948	30.1	342.9	373.1	3,730	62,500	66,230
1949						
January	15.1	15.2	30.3	1,780	2,334	4,114
February	3.8	15.5	19.3	446	2,313	2,759
March	5.8	14.1	19.9	685	2,266	2,951
1st Quarter	24.7	44.8	69.5	2,911	6,913	9,824
April	5.3	31.1	36.4	614	4,880	5,494
May	4.3	43.9	48.2	497	7,277	7,774
June	2.6	44.3	46.9	304	7,544	7,848
2nd Quarter	12.2	119.3	131.5	1,415	19,701	21,116
July	5.6	46.6	52.2	660	7,382	8,042
August	4.3	51.6	55.9	511	8,665	9,176
September	11.0	39.8	50.8	1,297	6,331	7,628
3rd Quarter	20.9	138.0	158.9	2,468	22,378	24,846
October	5.8	38.9	44.7	679	6,846	7,525
November	2.7	28.6	31.3	321	4,931	5,252
December	3.2	25.3	28.5	371	3,478	3,849
4th Quarter	11.7	92.8	104.5	1,371	15,255	16,626
Total, 1949	69.5	394.9	464.4	8,165	64,247	72,412
1950 ⁽²⁾						
January	3.6	20.4	24.0	423	2,855	3,278
February	3.5	16.7	20.2	408	2,532	2,940
March	2.6	27.6	30.2	304	3,889	4,193
1st Quarter	9.7	64.7	74.4	1,135	9,276	10,411
April	3.9	39.1	43.0	449	5,608	6,057
May	4.3	49.8	54.1	497	6,750	7,247
June	5.8	57.5	63.3	655	9,674	10,329
2nd Quarter	14.0	146.4	160.4	1,601	22,032	23,633
July	6.8	66.2	73.0	748	9,660	10,408
August	3.7	44.7	48.4	410	6,664	7,074
September	7.9	48.1	56.0	842	7,463	8,305
3rd Quarter	18.4	159.0	177.4	2,000	23,787	25,787
October	6.7	47.9	54.6	709	6,921	7,630
November	5.4	38.4	43.8	574	5,528	6,102
December	5.1	23.3	28.3	539	3,240	3,779
4th Quarter	17.2	109.6	126.7	1,822	15,689	17,511
Total, 1950	59.3	479.7	539.0	6,558	70,784	77,342

(1) Estimated.

(2) Revised.

TABLE 10.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE,
RESIDENTIAL AND OTHER, CANADA,
1945 — 1950.
(Millions of Dollars)

Year	New Construction			Repair and Maintenance			Total		
	Housing	Other	Sub-total	Housing	Other	Sub-total	Housing	Other	Total
1945.....	285.6	420.4	706.0	96.3	368.7	465.0	381.9	789.1	1,171.0
1946.....	412.0	602.0	1,014.0	105.3	395.7	501.0	517.3	997.7	1,515.0
1947.....	539.7	887.0	1,426.7	130.9	456.5	587.4	670.6	1,343.5	2,014.1
1948									
1st Quarter.....	110.6	197.4	308.0	28.8	82.1	110.9	144.7	274.2	418.9
2nd Quarter.....	129.2	291.8	421.0	34.1	118.8	152.1	158.0	415.1	573.1
3rd Quarter.....	211.4	370.6	582.0	48.9	161.3	210.2	260.3	531.9	792.2
4th Quarter.....	216.5	345.5	562.0	50.1	152.7	202.8	266.6	498.2	764.8
Total, 1948.....	667.7	1,205.3	1,873.0	161.9	514.1	676.0	829.6	1,719.4	2,549.0
1949 ⁽¹⁾									
1st Quarter.....	142.9	240.6	383.5	33.0	84.8	117.8	175.9	325.4	501.3
2nd Quarter.....	168.2	331.3	499.5	38.4	141.1	179.5	206.6	472.4	679.0
3rd Quarter.....	221.8	397.3	619.1	51.2	168.7	219.9	273.0	566.0	839.0
4th Quarter.....	229.6	359.2	588.8	52.7	150.9	203.6	282.3	510.1	792.4
Total, 1949.....	762.5	1,328.4	2,090.9	175.3	545.5	720.8	937.8	1,873.9	2,811.7
1950 ⁽¹⁾									
1st Quarter.....	145.2	238.1	383.3	34.1	77.9	112.0	179.3	316.0	495.3
2nd Quarter.....	157.0	381.2	538.2	40.4	143.4	183.8	197.4	524.6	722.0
3rd Quarter.....	244.2	463.4	707.6	56.3	174.5	230.8	300.5	637.9	938.4
4th Quarter.....	257.6	447.9	705.5	59.2	165.7	224.9	316.8	613.6	930.4
Total, 1950.....	804.0	1,530.6	2,334.6	190.0	561.5	751.5	994.0	2,092.1	3,086.1

(1) Revised.

PUBLICLY ASSISTED HOUSE-BUILDING

TABLE 11.—NUMBER OF NEW PERMANENT HOUSING UNITS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947 — 1950.

Period	Publicly-Initiated Housing	Privately-Initiated Housing						Total Publicly Assisted Housing ⁽²⁾	Total Housing
		With Government Financial Assistance				Other	Total Privately-Initiated Housing		
		Guarantees		Sub-total ⁽¹⁾					
		Loans							
1947	7,190	12,963	387	13,533	53,668	67,201	20,723	74,391	
1948									
1st Quarter	537	1,972	56	2,033	4,108	6,141	2,570	6,678	
2nd Quarter	2,703	5,555	106	5,745	24,642	30,387	8,448	33,090	
3rd Quarter	4,418	5,533	326	5,901	21,029	26,930	10,319	31,348	
4th Quarter	2,348	4,303	1,040	5,350	11,380	16,730	7,698	19,078	
Total, 1948	10,006	17,363	1,528	19,029	61,159	80,188	29,035	90,194	
1949									
1st Quarter	364	2,737	687	3,466	4,566	8,032	3,830	8,396	
2nd Quarter	1,248	5,123	163	5,304	25,251	30,555	6,552	31,803	
3rd Quarter	3,871	6,139	2,012	8,157	15,635	23,792	12,028	27,663	
4th Quarter	2,319	9,580	772	10,352	8,976	19,328	12,671	21,647	
Total, 1949	7,802	23,579	3,634	27,279	54,428	81,707	35,081	89,509	
1950									
1st Quarter	92	3,377 ⁽³⁾	838	4,215 ⁽³⁾	4,547 ⁽³⁾	8,762 ⁽³⁾	4,307 ⁽³⁾	8,854	
2nd Quarter	1,794	10,590 ⁽³⁾	390 ⁽³⁾	11,099 ⁽³⁾	20,013 ⁽³⁾	31,112 ⁽³⁾	12,893 ⁽³⁾	32,906	
3rd Quarter	1,570	13,417 ⁽³⁾	441 ⁽³⁾	13,858 ⁽³⁾	13,221 ⁽³⁾	27,079 ⁽³⁾	15,428 ⁽³⁾	28,649	
4th Quarter	1,003	10,519	321	10,840	8,189	19,029	11,843	20,032	
Total, 1950	4,459	37,903	1,990	40,012	45,970	85,982	44,471	90,441	

- (1) Includes in addition to units started with loan and guarantee assistance, units approved under the damage reconstruction provisions without National Housing Act loans or guarantees.
- (2) Includes direct Government housing and privately-initiated housing with Government financial assistance.
- (3) Revised.

TABLE 12.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ⁽¹⁾
NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING
UNITS FINANCED, CANADA, FEBRUARY, 1945 — 1950.

Period	Number of Loans ⁽²⁾	Number of Housing Units ⁽²⁾	Amount of Loans \$000			
			Joint		Direct Loan	Total
			Basic Loan	Additional Loan		
1945 ⁽³⁾	5,142	5,695	23,832	—	—	23,832
1946.....	8,492 ⁽⁴⁾	13,042	43,280	—	18,355	61,635
1947.....	10,549	12,734	60,576	—	1,133	61,709
1948.....	16,913 ⁽⁴⁾	20,730 ⁽⁴⁾	106,692	—	1,708 ⁽⁴⁾	108,400 ⁽¹⁾
1949 ⁽⁴⁾						
1st Quarter.....	2,716	4,718	17,344	—	8,074	25,418
2nd Quarter.....	5,885	8,414	36,286	—	8,950	45,236
3rd Quarter.....	5,738	8,252	33,744	11	11,717	45,472
4th Quarter.....	5,267	7,631	31,819	3,407	10,051	45,277
Total, 1949.....	19,606	29,015	119,193	3,418	38,792	161,403
1950 ⁽⁴⁾						
January.....	1,311	1,611	8,882	1,093	352	10,327
February.....	1,859	2,942	11,821	1,608	4,375	17,804
March.....	2,701	2,959	18,328	2,588	41	20,957
1st Quarter.....	5,871	7,512	39,031	5,289	4,768	49,088
April.....	3,252	4,187	21,933	3,013	2,803	27,749
May.....	4,193	5,368	29,226	3,800	2,700	35,726
June.....	4,381	5,835	28,455	3,873	5,783	38,111
2nd Quarter.....	11,826	15,390	79,614	10,686	11,286	101,586
July.....	4,249	4,844	28,280	3,969	1,118	33,367
August.....	3,750	4,619	25,070	3,502	3,214	31,786
September.....	3,304	3,948	22,796	3,189	1,286	27,271
3rd Quarter.....	11,303	13,411	76,146	10,660	5,618	92,424
October.....	2,804	3,280	19,630	2,606	594	22,830
November.....	2,290	2,759	15,771	2,176	1,365	19,312
December.....	2,205	2,800	15,934	2,168	1,386	19,488
4th Quarter.....	7,299	8,839	51,335	6,950	3,345	61,630
Total, 1950.....	36,299	45,152	246,126	33,585	25,017	304,728
Total, Feb. 1, 1945 — Dec. 31, 1950.....	97,001	126,368	599,699	37,003	85,005	721,707

(1) For information on operations under the Dominion Housing Act, 1935, and the National Housing Act, 1938, see *Housing in Canada*, October, 1946, p. 29.

(2) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

(3) Covers period February 1 to December 31.

(4) Revised.

TABLE 13.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NET LOANS APPROVED, BY TYPE OF LOAN, CANADA, 1949 AND 1950.

Type of Loan	1949 ⁽¹⁾				1950		
	Number of Loans	Number of Dwellings	Amount \$000	Average Loan per Dwelling \$	Number of Loans	Number of Dwellings	Average Loan per Dwelling \$
Housing for Home-Ownership:							
Loans to home-owners.....	6,251	6,473	36,258	5,601	11,020	11,558	6,652
Loans to builders for sale:							
Integrated housing.....	2,704	2,717	16,470	6,062	1,126	1,126	6,917
Other.....	9,852	10,358	59,206	5,725	23,563	24,965	7,308
Sub-total.....	18,807	19,548	112,024	5,731	35,709	37,649	7,095
Housing for Rental Purposes:							
Loans to individuals.....	489	2,702	12,225	4,524	399	3,210	4,790
Rental Insurance.....	305	6,621	36,231	5,472	186	4,191	5,199
Primary industries.....	—	—	—	—	1	8	6,910
Limited Dividend Corporations.....	5	144	924	6,416	4	94	4,033
Sub-total.....	799	9,467	49,380	5,216	590	7,503	5,011
Total Gross Loans.....	19,606	29,015	161,404	5,563	36,299	45,152	6,749
Cancellations, adjustments, and reinstatements.....	1,580	3,870	20,699	—	1,907	2,450	—
Total Net Loans.....	18,026	25,145	140,705	5,566	34,392	42,702	6,764

(1) Revised.

TABLE 14.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944⁽¹⁾
ANALYSIS OF GROSS LOANS APPROVED SHOWING NUMBER AND AMOUNT OF LOANS, NUMBER OF DWELLINGS AND AVERAGE
ESTIMATED COST BY TYPE OF DWELLING, CANADA, 1949 and 1950.

Type of Housing Unit	Number of Loans	Number of Housing Units	Amount of Loans \$000	Average Estimated Costs				Average	
				Land	Con- struction	Other	Total	Lending Value	Loan
				\$	\$	\$	\$	\$	\$
1949 ⁽²⁾									
Single 1-Storey.....	9,420	9,420	50,952	657	7,335	153	8,145	6,467	5,409
Single 1½-Storey.....	6,359	6,359	38,794	694	7,843	177	8,714	7,286	6,101
Single 2-Storey.....	1,897	1,897	12,788	783	9,466	202	10,451	8,438	6,741
Semi-Detached.....	527	630	4,059	640	8,442	242	9,324	7,801	6,443
Duplex.....	431	942	4,265	473	6,631	155	7,259	5,721	4,528
Triplex.....	67	201	831	472	6,725	230	7,427	5,355	4,133
Double Duplex.....	256	726	3,733	573	7,230	287	8,090	6,478	5,142
Row House.....	200	416	1,737	297	5,571	154	6,022	5,360	4,176
Apartment.....	444	8,280	43,320	326	6,209	482	7,017	6,246	5,232
Total	19,601	28,871	160,479	564	7,232	262	8,058	6,695	5,559
1950									
Single 1-Storey.....	17,638	17,638	122,092	835	8,170	209	9,214	7,795	6,922
Single 1½-Storey.....	11,360	11,388	84,854	873	8,302	263	9,438	8,214	7,451
Single 2-Storey.....	3,430	3,430	28,342	991	9,967	336	11,294	9,375	8,263
Semi-Detached.....	1,431	1,477	11,440	842	8,763	284	9,889	8,573	7,746
Duplex.....	849	1,700	8,848	547	6,939	220	7,706	6,113	5,204
Triplex.....	88	262	1,152	692	6,891	301	7,884	5,600	4,397
Double Duplex.....	1,177	3,016	17,359	581	6,884	299	7,764	6,667	5,756
Row House.....	8	88	590	743	7,195	714	8,652	7,978	6,705
Apartment.....	313	6,051	29,616	319	5,817	472	6,608	6,100	4,894
Total	36,294	45,050	304,293	759	7,902	278	8,939	7,668	6,755

1) Excluding loan approvals under sections 9 and 9A.
(2) Revised.

TABLE 15. — OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,
APRIL, 1946 — 1950.

Period	Number of Loans	Number of New Housing Units	Amount \$	Average Loan per New Housing Unit \$
1946	25	48	76,315	1,590
1947	11	16	30,775	1,923
1948				
1st Quarter	1	1	1,000	1,000
2nd Quarter	0	—	—	—
3rd Quarter	2	3	6,000	2,000
4th Quarter	0	—	—	—
Total, 1948	3	4	7,000	1,750
Total, 1949	0	—	—	—
1950				
1st Quarter	0	—	—	—
2nd Quarter	0	—	—	—
3rd Quarter	1	2	5,000	2,500
4th Quarter	0	—	—	—
Total, 1950	1	2	5,000	2,500
Total, April, 1946 — December, 1950	40	70	119,090	1,701

TABLE 16.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, ⁽¹⁾ NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941 — 1950.

Period	Number of Housing Units			Actual Expenditure \$000			
	Started	Completed	Under Construction (At End of Period)	Housing	Supplementary Buildings	Land, Improvements and Other Outlay	Total
1941-1945 ⁽²⁾	23,704	18,774	4,930	60,941	13,779	16,671	91,391
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947	6,709	5,421	5,354	26,701	21	1,893	28,615
1948	8,199	6,934	6,619	49,180	39	4,165	53,384
1949							
1st Quarter	194	2,158	4,655	11,299	4	1,315	12,618
April	183	891	3,947	746	2	217	965
May	526	719	3,754	2,552	3	180	2,735
June	539	1,282	3,011	2,090	—	312	2,402
2nd Quarter	1,248	2,892	—	5,388	5	709	6,102
July	380	604	2,787	2,821	—	403	3,229
August	626	512	2,901	3,139	2	562	3,703
September	1,111	533	3,479	3,165	3	418	3,586
3rd Quarter	2,117	1,649	—	9,125	5	1,388	10,518
October	830	339	3,970	3,804	101	523	4,428
November	427	597	3,800	3,521	4	413	3,938
December	50	169	3,681	4,960	41	885	5,886
4th Quarter	1,307	1,105	—	12,285	146	1,821	14,252
Total, 1949	4,866	7,804	—	38,097	160 ⁽³⁾	5,233	43,490
1950							
January	0	360	3,321	321	2 ⁽⁴⁾	274	597 ⁽⁴⁾
February	16	346	2,991	1,682	0	272	1,954
March	4	324	2,671	2,407 ⁽¹⁾	6 ⁽⁴⁾	192	2,605 ⁽⁴⁾
1st Quarter	20	1,030	—	4,410 ⁽⁴⁾	8 ⁽⁴⁾	738	5,156 ⁽⁴⁾
April	81	324	2,428	684	8 ⁽⁴⁾	45	737 ⁽⁴⁾
May	450	520	2,358	1,052	14 ⁽⁴⁾	145	1,211 ⁽⁴⁾
June	210	382	2,186	1,353	8 ⁽⁴⁾	283	1,644 ⁽⁴⁾
2nd Quarter	741	1,226	—	3,089	30 ⁽⁴⁾	473	3,592 ⁽⁴⁾
July	143	236	2,013	1,147	10 ⁽¹⁾	233	1,395 ⁽⁴⁾
August	86	671	1,458	1,065	2 ⁽¹⁾	305	1,373 ⁽⁴⁾
September	2	209	1,251	840	0	207	1,047
3rd Quarter	231	1,166	—	3,052	12 ⁽⁴⁾	751	3,815 ⁽⁴⁾
October	0	136	1,115	819	6	343	1,168
November	0	149	966	642	36	459	1,137
December	31	84	913	831	76	435	1,342
4th Quarter	31	369	—	2,292	118	1,237	3,647
Total, 1950	1,023	3,791	—	12,843	168	3,199 ⁽⁵⁾	16,210
Total, April 1941—Dec., 1950	50,634	49,721	—	222,076	14,214	33,340	269,630

(1) Operations during 1941-1947 conducted by Wartime Housing Limited.

(2) Covers war workers' housing built between April, 1941 and December 31, 1945.

(3) Covers expenditures on 200 garages not shown as supplementary buildings in Table 17 on p. 45.

(4) Revised.

(5) Excluding \$1,148,000 recoverable from municipalities.

TABLE 17.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, ⁽¹⁾ CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945 — 1950.

As at Date of Reporting Closest to End of Month	Construction Under Contract		
	Number		
	Projects	Housing Units	Supplementary Buildings
1945—March.....	11	558	4
June.....	7	602	4
September.....	37	4,276	1
December.....	60	5,524	1
1946—March.....	59	5,288	1
June.....	83	5,675	0
September.....	78	5,513	5
December.....	80	4,660	9
1947—March.....	72	2,873	6
June.....	61	3,451	6
September.....	87	6,332	7
December.....	98	6,486	7
1948—March.....	88	4,698	8
June.....	90	6,410	4
September.....	107	8,442	0
December.....	104	7,745	0
1949—January.....	97	7,235	3
February.....	91	6,755	4
March.....	84	5,940	4
April.....	73	5,049	4
May.....	68	4,476	4
June.....	48	4,028	4
July.....	48	3,844	4
August.....	48	3,797	4
September.....	65	4,677	4
October.....	63	4,816	4
November.....	59	4,219	4
December.....	51	4,077	1
1950—January.....	51	3,320	5
February.....	35	2,990	1
March.....	48	3,055	1
April.....	48	2,428	1
May.....	50	2,393	1
June.....	45	2,264	1
July.....	42	2,162	1
August.....	32	1,491	2
September.....	30	1,282	2
October.....	20	1,146	2
November.....	14	966	4
December ⁽²⁾	10	913	5

(1) Operations during 1945–1947 conducted by Wartime Housing Limited.

(2) Number of municipalities in which projects were in progress at December 31, 1950, total 10.

TABLE 18. — VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, YEAR ENDS, 1947 — 1950.

Item	Stage of Construction Yet to be Completed	Number of Housing Units			
		1947	1948	1949	1950
1.	Excavation.....	1,132	1,024	396	0
2.	Foundation.....	1,442	1,296	457	0
3.	Water and Sewer under Building.	1,964	3,021	1,180	198
4.	Framing.....	2,268	2,551	1,240	80
5.	Doors, frames and window sash..	3,327	3,665	1,650	63
6.	Chimneys.....	3,262	4,357	1,792	55
7.	Roofs shingled.....	3,420	3,942	1,911	66
8.	Plumbing roughed in.....	3,824	4,554	1,768	130
9.	Wiring roughed in.....	4,130	5,138	2,364	196
10.	Insulation.....	4,528	5,705	2,678	310
11.	Wall and ceiling board and taping	4,955	6,274	3,021	595
12.	Finished flooring laid.....	4,854	6,373	3,011	714
13.	Exterior finish, including siding and trim.....	4,268	5,205	2,533	454
14.	Porches.....	3,510	5,390	2,417	554
15.	Interior trim.....	5,583	7,118	3,394	685
16.	Interior painting.....	6,188	7,482	3,704	831
17.	Hardware.....	6,138	7,327	3,723	870
18.	Plumbing fixtures.....	6,220	7,278	3,778	863
19.	Electrical work complete.....	6,351	7,482	3,784	865
20.	Exterior painting.....	8,005	8,575	4,189	801
21.	Water and sewer to main.....	3,925	3,866	1,801	206
22.	Electrical services connected.....	5,973	7,529	3,828	822
23.	Final inspection.....	6,486	7,745	4,077	913

TABLE 19. — CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943 — 1950.

Type of Project	Number of Housing Units			Expenditure on Housing Units Completed, Current Construction, Repairs and Other Services ⁽¹⁾ \$000
	Started	Completed	Under Construction (At End of Period)	
1. Small Holdings: Sub-Division Projects: Sept. 1943—Dec. 1948	2,673	2,673	—	22,674 ⁽²⁾
Total, 1949	—	—	—	—
Total, 1950	—	—	—	—
Sub-Total	2,673	2,673	—	22,674 ⁽²⁾
2. Small Holdings: Individual Projects: Sept. 1943—Dec. 1948	4,567	2,910	1,657	22,836
Total, 1949	1,753	1,345	2,065	10,432
Total, 1950	1,960	1,732	2,293	9,989
Sub-Total	8,280	5,987	—	43,257
3. Full-Time Farming Projects: Sept. 1943—Dec. 1948	682	430	252	4,043 ⁽²⁾
Total, 1949	112	118	246	1,213 ⁽²⁾
Total, 1950	296	315	227	930
Sub-Total	1,090	863	—	6,186 ⁽²⁾
4. Other Projects: Sept. 1943—Dec. 1948	1,220 ⁽²⁾	927 ⁽²⁾	293	2,703
Total, 1949	117	98	312	1,110
Total, 1950	55	102	265	832
Sub-Total	1,392	1,127	—	4,645
5. All Projects: Sept. 1943—Dec. 1948	9,142 ⁽²⁾	6,940 ⁽²⁾	2,202	52,256 ⁽²⁾
Total, 1949	1,982	1,561	2,623	12,755 ⁽²⁾
Total, 1950	2,311	2,149	2,785	11,751
Total, Sept. 1943—Dec. 1950	13,435	10,650	—	76,762

(1) See p. 112.

(2) Revised.

TABLE 20.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY THE DEPARTMENT OF NATIONAL DEFENCE, PERMANENT AND TEMPORARY HOUSING, NUMBER OF DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1947 — 1950⁽¹⁾.

Period	Starts			Completions			Under Construction (At End of Period)			Construction Expenditures \$'000		
	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total
1947	481	824	1,305	18	438	456	523	576	1,099 ⁽²⁾	522	522	1,044
1948	1,807	174	1,981	363	643	1,006	1,967	30	1,997	10,845	636	11,481
1949	170	2	172	545	14	559	1,592	18	1,610	3,556	2	3,558
1st Quarter	101	0	101	565	0	565	1,128	18	1,146	2,263	9	2,272
2nd Quarter	2	0	2	273	5	278	857	13	870	4,317	4	4,321
3rd Quarter	118	0	118	348	12	360	627	1	628	3,596	2	3,598
4th Quarter	391	2	393	1,731	31	1,762	—	—	—	13,732	17	13,749
Total, 1949	0	0	0	259	0	259	368	1	369	1,912	2	1,914
1950	130	0	130	272	1	273	226	0	226	1,837	3	1,840
1st Quarter	148	0	148	35	0	35	339	0	339	1,254	0	1,254
2nd Quarter	0	0	0	62	0	62	277	0	277	573	0	573
3rd Quarter	278	0	278	628	1	629	—	—	—	5,576	5	5,581
4th Quarter	2,957	1,000	3,957	2,740	1,113	3,853	—	—	—	30,675	1,180	31,855
Total, 1950	2,957	1,000	3,957	2,740	1,113	3,853	—	—	—	30,675	1,180	31,855

(1) Includes housing units built for employees of the Defence Research Board.

- (1) Includes housing units built for employees of the Defence Research Board.
- (2) Prior to January, 1947, starts were made on 60 permanent and 190 temporary units.

(2) Prior to January, 1947, starts were made on 60 permanent and 190 temporary units. Includes 497 units started in remote areas, 220 of which were completed and expenditure on which amounted to \$4 million.

TABLE 21.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY, 1949 — 1950.

Period	Number of Housing Units ⁽²⁾			Actual Expenditures ⁽²⁾ \$000		
	Started	Completed	Under Construction (at End of Period)	Housing	Land, Improvements and Other Outlay	Total
1949						
1st Quarter	—	—	—	2	—	2
2nd Quarter	—	—	—	38	11	49
July	97	—	97	46	—	46
August	559	—	656	295	21	316
September	1,096	—	1,752	1,173	54	1,227
3rd Quarter	1,752	—	—	1,514	75	1,589
October	649	—	2,401	2,928	192	3,120
November	271	—	2,672	3,190	269	2,459
December	92	20	2,744	2,281	725	4,006
4th Quarter	1,012	20	—	8,399	1,186	9,585
Total, 1949	2,764	20	—	9,950	1,272	11,225
1950						
January	44	42	2,746	687	74	761
February	12	79	2,679	1,648	187	1,835
March	16	101	2,594	2,475	330	2,805
1st Quarter	72	222	—	4,810	591	5,401
April	67	88	2,574	926	141	1,067
May	367	104	2,836	1,433	271	1,704
June	619	285	3,170	1,804	274	2,078
2nd Quarter	1,053	477	—	4,163	686	4,849
July	459	278	3,351	1,770	411	2,181
August	321	434	3,238	2,740	322	3,062
September	559	361	3,436	2,046	406	2,452
3rd Quarter	1,339	1,073	—	6,556	1,139	7,695
October	493	206	3,723	2,244	444	2,688
November	395	363	3,755	2,919	607	3,526
December	84	215	3,624	4,815	1,025	5,840
4th Quarter	972	784	—	9,978	2,076	12,054
Total, 1950	3,436	2,556	—	25,507	4,492	29,999

(1) The construction operations in respect to the 1949 program of Armed Service Married Quarters are being conducted by the Construction Division, C.M.H.C. on behalf of the Department of National Defence. For progress of 1947 and 1948 program see Table 20.

(2) Not shown are 497 units started in remote areas, 220 of which were completed and expenditures on which amounted to \$4 million. Data for 1950 revised.

TABLE 22. — LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
1929 — 1950.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans ⁽¹⁾	Amount of Loans \$000
May 1, 1929— Mar. 31, 1945	(2)	(2)	(2)	(2)	(2)	(2)	26,832	54,694
1945 ⁽³⁾	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947	57	58	49	18	1,222	3,191	1,227	3,267
1948	62	85	145	66	1,813	4,663	1,828	4,814
1949								
1st Quarter	7	9	10	5	252	760	254	774
April	0	—	1	1	39	101	39	102
May	8	13	7	5	126	344	128	362
June	16	30	21	13	238	584	243	627
2nd Quarter	24	43	29	19	403	1,029	410	1,091
July	11	25	19	8	192	489	200	522
August	12	17	28	10	234	571	238	598
September	15	25	28	11	223	587	226	623
3rd Quarter	38	67	75	29	649	1,647	664	1,743
October	7	10	21	10	208	554	211	574
November	3	2	17	5	214	543	215	550
December	7	17	10	5	232	625	235	647
4th Quarter	17	29	48	20	654	1,722	661	1,771
Total, 1949	86	148	162	73	1,958	5,158	1,989	5,379
1950								
January	5	7	5	1	95	264	96	272
February	1	1	5	0	83	219	83	220
March	3	4	6	1	75	195	76	200
1st Quarter	9	12	16	2	253	678	255	692
April	2	1	5	2	44	107	45	111
May	4	9	3	1	54	139	55	149
June	9	24	17	10	199	470	203	503
2nd Quarter	15	34	25	13	297	716	303	763
July	14	36	29	10	282	680	288	726
August	11	15	13	6	252	617	255	638
September	5	6	21	10	191	488	192	504
3rd Quarter	30	57	63	26	725	1,785	735	1,868
October	8	7	16	7	208	536	210	550
November	5	6	19	8	226	586	227	600
December	4	7	22	6	175	462	175	475
4th Quarter	17	20	57	21	609	1,584	612	1,625
Total, 1950	71	123	161	62	1,884	4,763	1,905	4,948
Total, May 1929—Dec 1950	—	—	—	—	—	—	36,187	81,842

(1) Because the amount loaned on a single mortgage may be applied for several purposes, the number of loans referred to in the total column has reference to the number of applications approved and consequently is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

TABLE 23.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,
CANADA, MARCH, 1945 — 1950.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000
1945 ⁽¹⁾	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947	387	488	448	333	21,211	17,340	22,046	18,160
1948	328	448	524	434	29,579	28,449	30,431	29,331
1949								
1st Quarter	32	49	102	82	6,192	6,071	6,326	6,203
2nd Quarter	144	234	283	265	12,186	11,203	12,613	11,702
3rd Quarter	130	177	232	210	14,988	17,084	15,350	17,471
4th Quarter	128	177	287	234	10,081	10,101	10,496	10,511
Total, 1949	434	637	904	791	43,447	44,459	44,785	45,887
1950								
January	17	24	13	15	957	986	987	1,025
February	9	18	13	11	3,341	3,691	3,363	3,720
March	29	39	47	40	5,904	5,607	5,980	5,686
1st Quarter	55	81	73	66	10,202	10,284	10,330	10,431
April	38	57	72	64	5,874	5,564	5,984	5,685
May	51	80	92	84	6,860	6,330	7,003	6,494
June	80	133	129	116	4,494	4,067	4,703	4,316
2nd Quarter	169	270	293	264	17,225	15,961	17,690	16,495
July ⁽²⁾	70	116	113	104	4,431	4,947	4,617	5,173
August ⁽²⁾	40	53	69	68	7,731	10,224	7,834	10,334
September ⁽²⁾	34	54	86	74	5,813	7,154	5,930	7,277
3rd Quarter ²	144	223	268	246	17,975	22,325	18,381	22,784
October ⁽²⁾	63	92	124	103	6,143	6,872	6,330	7,068
November	53	85	124	100	3,931	4,175	4,110	4,365
December ⁽²⁾	27	47	85	71	2,016	2,152	2,129	2,274
4th Quarter ²	143	224	333	274	12,090	13,199	12,569	13,707
Total, 1950	511	798	967	850	57,492	61,769	58,970	63,417
Total, March 1945–Dec. 1950	2,267	3,038	3,440	2,790	167,866	164,230	173,573	170,057

(1) Covers period March 1 to December 31.

(2) Estimated.

TABLE 24. PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION,
NUMBER OF RENTAL UNITS UNDER ADMINISTRATION AND PER CENT VACANT,
BY TYPE OF UNIT, 1947 — 1950.

As at End of Month	Units in New Structures						Total		Home Conversion Plan		All Units	
	Single Units		Multiple Units		Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant
	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant								
1947												
March	26,867	.7	42	—	26,909	.7	2,081	—	28,990	.6		
June	28,074	.5	42	—	28,116	.5	2,098	—	30,214	.5		
September	28,769	.4	539	2.0	28,811	.6	2,085	—	30,896	.5		
December	30,392	.6	799	.1	31,191	.6	2,079	—	33,270	.5		
1948												
March	31,606	.4	1,132	—	32,738	.4	2,065	—	34,803	.4		
June	33,260	.8	1,142	—	34,402	.7	2,013	—	36,415	.7		
September	33,731	.4	1,392	—	35,123	.4	1,990	.5	37,113	.4		
December	33,900	.3	1,388	.1	35,288	.3	1,827	—	37,115	.3		
1949												
March	35,373	.7	1,505	—	36,878	.7	1,671	.3	38,549	.7		
June	37,461	.6	1,642	.7	39,103	.6	1,512	.9	40,615	.7		
September	38,765	.7	1,752	.7	40,517	.7	1,361	1.2	41,878	.7		
December	38,367	.4	1,768	.3	40,135	.4	1,213	.8	41,348	.4		
1950												
January	37,190	.4	1,768	.3	38,958	.4	1,178	1.1	41,133	.4		
February	38,727	.4	1,768	.3	40,495	.4	1,173	1.7	41,668	.4		
March	38,859	.5	1,768	.3	40,627	.5	1,084	2.1	41,711	.5		
April	38,868	.5	1,768	.1	40,636	.4	1,051	2.7	41,687	.5		
May	38,772	.5	1,768	.8	40,540	.5	981	2.4	41,521	.6		
June	38,667	.4	1,768	.7	40,435	.1	975	3.1	41,410	.4		
July	37,720	.6	1,768	.8	39,488	.6	898	4.1	40,386	.6		
August	37,593	.5	1,768	.6	39,361	.5	824	1.5	40,185	.6		
September	37,687	.5	1,768	.6	39,455	.5	794	.7	40,249	.5		
October	37,197	.6	1,767	.4	38,964	.6	785	1.0	39,749	.6		
November	36,586	.7	1,767	.5	38,353	.7	760	2.1	39,113	.7		
December	36,104	.7	1,767	.5	37,871	.6	735	1.0	38,606	.8		

TABLE 25.— OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NET NUMBER OF PROJECTS, DWELLINGS, AND TOTAL ESTIMATED COST APPROVED WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948 — 1950.

Period	With Loans Under The N.H.A.			With Conventional Loans			Total	
	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units
1948	6	220	1,362	30	1,768	13,123	36	1,988
1949								
1st Quarter	23	993	7,408	23	541	4,230	46	1,534
2nd Quarter	19	1,302	9,593	6	15	33	25	1,317
3rd Quarter	17	1,290	8,529	10	1,554	11,318	27	2,844
4th Quarter	13	1,493	9,667	7	532	3,090	20	2,025
Total, 1949	72	5,078	35,197	46	2,642	18,671	118	7,720
1950 ⁽¹⁾								
January	4	80	628	1	171	1,449	5	251
February	4	402	2,789	2	35	264	6	437
March	7	1,006	6,601	1	36	241	8	1,042
1st Quarter	15	1,488	10,018	4	242	1,954	19	1,730
April	3	486	3,650	2	100	887	5	586
May	1	38	233	4	85	713	5	123
June	2	47	306	0	15	129	2	62
2nd Quarter	6	571	4,189	6	200	1,729	12	771
July	3	320	2,240	2	133	1,014	5	453
August	0	-76	-573	2	149	1,185	2	73
September	4	242	1,875	-1	29	240	3	271
3rd Quarter	7	486	3,542	3	311	2,439	10	797
October ⁽²⁾	2	165	1,692	3	91	621	5	262
November ⁽²⁾	0	32	248	3	58	508	3	90
December ⁽²⁾	1	56	520	4	605	4,350	5	661
4th Quarter ⁽²⁾	3	253	2,460	10	754	5,479	13	1,013
Total, 1950	31	2,804	20,209	23	1,507	11,601	54	4,311
Total, July, 1948— December, 1950	109	8,102	56,768	99	5,917	43,395	208	14,019
								100,163

(1) Revised.

(2) Preliminary (see p. 113).

TABLE 26.— OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN,⁽¹⁾
AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT
PER UNIT, FOR NET PROJECTS APPROVED, CANADA, JULY, 1948 — 1950.

Period	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948				
Annual Average	3.9	879	7,286	81.28
1949				
January	3.8	912	7,345	83.65
February	3.7	952	7,403	85.59
March	4.1	896	7,811	80.12
1st Quarter	3.9	915	7,587	82.46
April	3.7	912	7,089	78.45
May	3.6	917	7,445	84.94
June	4.2	906	7,419	70.23
2nd Quarter	4.0	910	7,309	75.30
July	4.0	924	7,589	73.81
August	4.1	936	6,337	57.09
September	4.1	880	6,951	63.07
3rd Quarter	4.1	908	6,978	64.71
October	3.6	895	7,679	78.52
November	3.8	938	5,711	49.32
December	4.6	957	6,285	58.33
4th Quarter	4.3	945	6,299	58.37
Annual Average	4.1	920	6,978	68.38
1950				
January	3.8	941	8,275	82.09
February	4.5	971	6,985	64.33
March	4.3	908	6,567	61.08
1st Quarter	4.3	929	6,920	64.92
April	4.2	931	7,742	72.17
May	2.1	797	7,694	69.33
June	3.9	912	7,008	74.50
2nd Quarter	3.9	908	7,676	71.92
July	4.3	941	7,185	66.75
August	2.2	795	8,376	87.33
September	4.4	935	7,804	71.33
3rd Quarter	4.1	925	7,504	70.17
October	3.7	864	8,828	82.25
November	3.7	898	8,401	81.92
December	3.6	854	7,368	77.17
4th Quarter	3.7	860	7,837	78.92
Annual Average	4.0	909	7,379	70.42
Average, July, 1948 —December, 1950	4.0	903	7,214	80.03

(1) Data to September, 1950 revised to show net instead of gross figures.

TABLE 27.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, NUMBER OF PROJECTS AND UNITS AND TOTAL ESTIMATED COST, CANADA, JUNE, 1947 — 1950.

Period	With Loans Under the National Housing Act			With Guarantees Under the Rental Insurance Plan			With Double Depreciation Approval Only			Total		
	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000
1947 ⁽¹⁾ 1948 1949	22	151	760	0	—	—	6	219	1,783	28	370	2,543
	26	253	1,753	1	40	247	14	112	1,157	40	405	2,910
	18	611	4,152	79	2,501	17,028	16	66	695	96	2,656	18,174
1950	41	1,405	10,294	41	1,405	10,294	0	—	—	41	1,405	10,294
	4	100	576	9	435	3,071	0	—	—	12	463	3,339
	4	147	1,097	2	116	507	0	—	—	4	147	1,097
1st Quarter	49	1,650	11,967	52	1,956	14,272	0	—	—	57	2,015	14,630
April	2	16	82	7	141	992	2	86	469	9	227	1,461
May	2	40	245	2	40	245	1	33	260	3	73	505
June	1	22	142	1	22	142	0	—	—	1	22	142
2nd Quarter	5	78	469	10	203	1,379	3	119	729	13	322	2,108
July	1	32	196	2	45	289	0	—	—	2	45	289
August	0	—	—	0	—	—	0	—	—	0	—	—
September	2	32	212	2	32	212	0	—	—	2	32	212
3rd Quarter	3	64	408	4	77	501	0	—	—	4	77	501
October	1	30	193	1	30	193	0	—	—	1	30	193
November	0	—	—	0	—	—	0	—	—	0	—	—
December	3	26	180	3	26	180	0	—	—	3	26	180
4th Quarter	4	56	373	4	56	373	0	—	—	4	56	373
Total, 1950	61	1,848	13,217	70	2,292	16,525	3	119	729	78	2,470	17,612
Total, June, 1947— Dec., 1950	127	2,863	19,882	150	4,833	33,800	39	516	4,364	242	5,901	41,239

(1) Covers period June to December

TABLE 28. APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, AVERAGE ESTIMATED COSTS PER UNIT, FLOOR AREA, NUMBER OF ROOMS AND MONTHLY RENT PER UNIT, AND ESTIMATED CONSTRUCTION COSTS PER SQUARE FOOT, CANADA, JUNE, 1947 — 1950.

Period	Estimated Costs					Floor Area per Housing Unit	Construction Costs per Sq. Ft.	Number of Rooms per Housing Unit	Monthly Rent per Housing Unit \$
	Land \$	Construction \$	Equipment and Other \$	Total \$	Sq. Ft.				
1947 ⁽¹⁾	207	5,914	753	6,874	969	6.10	4.7	58.06	
1948	270	6,404	373	7,047	981	6.44	4.6	61.96	
1949	384	5,942	516	6,842	937	6.35	4.0	75.87	
1950									
January	291	6,377	659	7,327	864	7.38	3.9	80.79	
February	298	5,860	837	6,995	873	6.72	3.8	74.36	
March	293	6,844	326	7,463	979	6.98	4.7	68.08	
1st Quarter	293	6,292	675	7,261	874	7.19	4.0	78.39	
April	159	6,011	268	6,438	873	6.88	4.0	68.45	
May	616	5,562	739	6,917	950	7.28	4.0	75.70	
June	227	5,682	532	6,441	845	6.72	3.7	68.59	
2nd Quarter	267	5,886	393	6,546	889	7.36	4.0	70.10	
July	511	5,520	387	6,418	932	6.88	4.3	70.30	
August	—	—	—	—	—	—	—	—	
September	937	5,150	525	6,612	945	5.45	4.5	64.25	
3rd Quarter	688	5,366	444	6,498	938	6.93	4.4	67.79	
October	267	5,833	381	6,481	837	6.97	3.9	76.43	
November	—	—	—	—	—	—	—	—	
December	325	6,592	—	6,917	1,000	6.92	5.0	65.00	
4th Quarter	294	6,186	204	6,684	912	7.32	4.3	71.12	
Annual Average	302	6,208	621	7,131	879	8.11	4.0	76.81	
Average, June, 1947 Dec.—1950	331	6,092	565	6,988	918	7.62	4.1	74.19	

(1) Covers period June to December.

TABLE 29.— OPERATIONS UNDER THE QUEBEC HOUSING ACT,⁽¹⁾ NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF HOUSING UNITS INVOLVED, AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — 1950.

Period	Loans Approved		Provincial Commitment		Number of Housing Units
	Number	Amount \$000	Total \$000	Average per Loan \$	
January, 1948—December, 1949	2,175	11,546	3,554	1,634	2,527
1950					
January	174	963	320	1,839	200
February	240	1,388	452	1,883	267
March	519	2,978	976	1,880	573
1st Quarter	933	5,329	1,748	1,874	1,040
April	258	1,441	421	1,631	297
May	228	1,271	391	1,715	259
June	375	2,157	638	1,701	447
2nd Quarter	861	4,869	1,450	1,684	1,003
July	288	1,588	483	1,677	380
August	315	1,881	560	1,778	360
September	238	1,608	469	1,971	277
3rd Quarter	841	5,077	1,512	1,798	1,017
October	686	4,354	1,273	1,856	777
November	241	1,537	477	1,979	287
December	622	4,328	1,323	2,127	788
4th Quarter	1,549	10,219	3,073	1,984	1,852
Total, 1950	4,184	25,494	7,783	1,860	4,912
Total, January, 1948 — December, 1950	6,359	37,040	11,337	1,783	7,439

(1) An Act to Improve Housing Conditions, Chapter 6, 12 George VI, *Statutes of the Province of Quebec*, as amended.

SECTION 4

REAL ESTATE LENDING AND LOANS FOR BUILDING PURPOSES

TABLE 30.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,
BY TYPE OF LOAN, CANADA, 1947—1950.

Period	Non-Farm Residential Real Estate						Non-Farm Other Real Estate						Farms				Total
	New Construction			Existing Property			New Construction			Existing Property							
	Number of Loans	Amount of Loans \$000	Number of Housing Units	Number of Loans	Amount of Loans \$000	Number of Housing Units	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	
1947	19,603	25,582 ¹	176,143	20,688	31,866	82,176	1,054	27,253	1,480	35,882	1,560	6,680	44,385	258,134			
1948	28,596	36,13	168,534	22,492	35,315	92,003	1,172	33,551	1,797	42,541	1,593	6,675	55,600	343,304			
1949	34,207	43,025	212,174	23,549	35,554	96,992	1,042	36,912	1,578	40,451	1,579	6,916	61,955	393,446			
1950 ⁽²⁾																	
January	2,150	2,692	14,377	1,297	2,020	5,752	62	2,303	158	5,411	56	275	3,723	28,118			
February	2,137	2,893	15,308	1,629	2,586	7,276	69	3,467	142	2,635	92	451	4,069	29,137			
March	3,183	3,826	21,003	2,245	3,577	9,688	78	2,201	153	2,630	100	503	5,759	36,025			
1st Quarter	7,470	9,411	50,688	5,171	8,183	22,716	209	7,971	453	10,676	248	1,229	13,551	93,280			
April	3,459	4,445	24,887	2,000	2,760	8,433	80	3,733	158	3,775	160	763	5,857	41,591			
May	4,728	6,033	33,135	2,695	3,801	11,067	96	3,673	176	2,958	219	923	7,914	51,756			
June	6,057	7,141	41,224	2,615	3,572	11,045	92	2,655	151	3,343	156	647	9,071	58,914			
2nd Quarter	14,244	17,619	99,246	7,310	10,133	30,545	268	10,061	485	10,076	535	2,333	22,842	152,261			
July	5,435	6,330	35,499	2,391	3,325	9,756	112	3,415	145	6,109	114	550	8,197	55,329			
August	4,718	5,415	31,460	2,474	3,698	10,551	85	15,138	127	1,675	98	486	7,502	59,313			
September	3,968	4,687	26,270	2,326	3,246	10,682	95	2,597	121	2,763	124	526	6,634	42,838			
3rd Quarter	14,121	16,432	93,229	7,191	10,269	30,992	292	21,150	393	10,547	336	1,562	22,333	157,480			
October	3,985	4,529	26,689	2,410	3,290	10,925	91	2,456	123	2,613	145	666	6,754	43,349			
November	3,433	4,356	24,896	1,976	2,979	9,667	95	3,719	131	3,524	147	655	5,782	42,461			
December	3,367	4,028	23,548	1,725	2,629	8,523	59	2,099	123	1,731	148	685	5,422	36,586			
4th Quarter	10,785	12,913	75,133	6,111	8,898	29,115	245	8,274	377	7,868	440	2,006	17,958	122,396			
Total, 1950	46,620	56,375	318,296	25,783	37,483	113,368	1,014	47,456	1,703	39,167	1,559	7,130	76,684	525,417			

(1) The figure shown here is slightly larger than the sum of the number of loans for single units and the number of multiple units shown in Table 31 because in two instances one loan covered several single dwellings (see footnotes 1, page 59, and 3, page 60, of Table 31).

(2) January—September revised, October and November preliminary and December estimated.

TABLE 31.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF HOUSING UNIT, CANADA, 1947 — 1950.

Period	Life Insurance Companies						Trust Companies						Loan Companies					
	Single Units			Multiple Units			Single Units			Multiple Units			Single Units			Multiple Units		
	Number of Loans	Amount \$'000	Number of Loans	Number of Units	Amount \$'000	Number of Loans	Amount \$'000	Number of Loans	Amount \$'000	Number of Loans	Amount \$'000	Number of Loans	Amount \$'000	Number of Loans	Amount \$'000	Number of Units	Amount \$'000	
1947	14,336 ⁽¹⁾	67,657	1,298	6,052	20,443	846	2,907	123	387	387	808	2,467	9,664	282	1,016	2,736		
1948	20,765	107,802	2,086	8,091	32,129	1,564	7,412	106	385	385	876	3,084	12,564	372	1,179	2,857		
1949	24,311	136,737	1,959	8,865	36,435	1,836	8,982	81	258	258	755	4,504	19,235	515	1,583	3,577		
1950 ⁽²⁾																		
January	1,604	9,891	119	549	2,191	69	310	14	39	39	102	290	1,356	41	122	453		
February	1,560	10,008	124	786	3,011	83	446	12	36	36	109	296	1,327	35	97	285		
March	2,430	14,894	125	617	2,836	66	381	8	24	24	62	460	2,149	59	180	487		
1st Quarter	5,594	34,793	368	1,952	8,038	218	1,137	34	99	99	273	1,046	4,832	135	399	1,225		
April	2,728	17,107	206	965	4,653	96	584	18	73	73	159	254	1,194	56	207	495		
May	3,600	22,239	332	1,477	6,684	126	753	12	31	31	89	525	2,373	52	166	437		
June	4,946	31,541	306	1,137	5,411	155	643	9	25	25	74	449	2,078	98	276	895		
2nd Quarter	11,274	70,887	844	3,579	16,748	377	1,980	39	129	129	322	1,228	5,645	206	649	1,827		
July	4,124	25,506	248	949	4,199	145	687	19	46	46	126	666	3,236	100	250	943		
August	3,732	24,124	225	738	3,124	122	608	24	55	55	185	494	2,214	59	191	547		
September	3,126	19,526	240	840	3,685	99	442	11	26	26	91	403	1,906	41	126	322		
3rd Quarter	10,982	69,156	713	2,527	11,308	366	1,737	54	127	127	402	1,563	7,356	200	567	1,812		
October	3,091	20,025	240	686	3,295	156	728	19	46	46	148	383	1,942	35	95	237		
November	2,769	17,991	211	1,059	4,473	142	806	14	30	30	86	232	1,165	35	92	204		
December	2,631	17,533	246	739	3,316	69	320	17	38	38	97	273	1,214	78	220	758		
4th Quarter	8,491	55,549	697	2,484	11,084	367	1,851	50	111	111	331	888	4,321	148	407	1,199		
Total, 1950	36,341	230,385	2,622	10,512	47,178	1,328	6,708	177	469	469	1,328	4,725	22,154	689	2,022	6,063		

(1) Includes one loan approved for 2 single units and one for 21 single units.

(2) January — September revised, October and November preliminary and December estimated.

TABLE 31.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF HOUSING UNIT, CANADA, 1947—1950. — *Concluded.*

Period	Fraternal Societies ⁽¹⁾						Fire Insurance Companies						All Lending Institutions ⁽²⁾					
	Single Units			Multiple Units			Single Units			Multiple Units			Single Units			Multiple Units		
	Number of Loans		Amount \$000	Number of Loans		Amount \$000	Number of Loans		Amount \$000	Number of Loans		Amount \$000	Number of Loans		Amount \$000	Number of Loans		Amount \$000
1947	102	519	134	320	1,242	2	30	13	33	137	33	17,573 ³	80,766	1,850	7,808	25,365		
1948	362	2,034	242	651	2,628	3	23	12	53	209	53	25,778	129,835	2,818	10,359	38,699		
1949	658	3,768	284	881	2,255	38	183	21	91	250	91	31,347	168,905	2,860	11,678	43,273		
1950 ⁽⁴⁾																		
January	9	48	1	2	6	2	12	1	6	10	6	1,974	11,617	176	718	2,762		
February	19	80	7	15	38	1	5	—	—	—	—	1,959	11,866	178	934	3,443		
March	20	79	15	29	116	—	—	—	—	—	—	2,976	17,503	207	850	3,501		
1st Quarter	48	207	23	46	160	3	17	1	6	10	6	6,909	40,986	561	2,502	9,706		
April	78	513	18	35	135	2	13	3	7	32	7	3,158	19,411	301	1,287	5,474		
May	75	504	4	31	47	2	10	—	—	—	—	4,328	25,879	400	1,705	7,257		
June	36	215	57	115	361	—	—	1	2	7	2	5,586	34,477	471	1,555	6,748		
2nd Quarter	189	1,232	79	181	543	4	23	4	9	39	9	13,072	79,767	1,172	4,517	19,479		
July	118	697	14	31	97	1	7	—	—	—	—	5,054	30,133	381	1,276	5,365		
August	39	202	20	41	138	3	17	—	—	—	—	4,390	27,165	328	1,025	4,294		
September	41	198	7	26	101	—	—	—	—	—	—	3,669	22,072	299	1,018	4,199		
3rd Quarter	198	1,097	41	98	336	4	24	—	—	—	—	13,113	79,370	1,008	3,319	13,858		
October	49	222	9	20	70	3	21	—	—	—	—	3,682	22,938	303	847	3,750		
November	28	151	1	2	7	—	—	1	2	11	2	3,171	20,113	262	1,185	4,781		
December	45	251	6	11	43	2	16	—	—	—	—	3,020	19,334	347	1,008	4,214		
4th Quarter	122	624	16	33	120	5	37	1	2	11	2	9,873	62,385	912	3,040	12,745		
Total, 1950	557	3,160	159	358	1,159	16	101	6	17	60	17	42,967	262,508	3,653	13,408	55,788		

(1) Including mutual benefit societies and pension fund associations

(2) The sum total of lending operations in single and multiple units by all lending institutions is shown in columns 2 to 4 in Table 30

(3) Includes one loan approved for 2 single units and one for 21 single units

(4) January—September revised, October—November preliminary and December estimated

TABLE 32.— NUMBER OF MORTGAGES REGISTERED AND DISCHARGED,
GREATER TORONTO AREA AND PROVINCE OF ONTARIO,
1939 — 1950.

Period	Mortgages Registered		Mortgages Discharged	
	Greater Toronto	Ontario	Greater Toronto	Ontario
1939	7,329	26,231	6,480	23,687
1940	8,633	27,823	7,084	25,420
1941	11,841	33,496	8,646	30,159
1942	14,961	34,615	10,425	34,533
1943	13,401	33,775	11,307	39,118
1944	17,759	42,809	14,845	46,921
1945	17,638	47,964	17,667	53,273
1946	22,289	63,785	21,770	61,595
1947	24,095	67,532	22,485	59,568
1948	29,527	79,066	23,301	60,178
1949				
1st Quarter	7,065	17,065 ⁽¹⁾	5,667	13,629 ⁽¹⁾
2nd Quarter	9,798	23,666 ⁽¹⁾	6,780	16,305 ⁽¹⁾
3rd Quarter	10,347	24,993 ⁽¹⁾	5,995	14,418 ⁽¹⁾
4th Quarter	11,883	28,703 ⁽¹⁾	7,041	16,933 ⁽¹⁾
Total, 1949	39,093	94,427 ⁽¹⁾	25,483	61,285 ⁽¹⁾
1950 ⁽²⁾				
1st Quarter	8,148	19,576	5,956	14,558
2nd Quarter	10,977	26,373	7,167	17,517
3rd Quarter	11,370	27,317	6,763	16,530
4th Quarter	11,275	27,089	7,403	18,094
Total, 1950	41,770	100,355	27,289	66,699

(1) Revised.

(2) Preliminary.

TABLE 33.— LOANS FOR BUILDING PURPOSES AND OTHER LOANS MADE BY
CHARTERED BANKS, CANADA, 1939 — 1950.
(Millions of Dollars)

Year	Class of Loans					Building Loans as a Percentage of Total Loans
	Building	Agricultural	Financial	Manufacturing and Other	Total	
1939	45.8	268.4	220.0	609.3	1,143.5	4.0
1940	52.1	289.1	207.3	636.3	1,184.8	4.4
1941	50.4	340.3	214.1	670.3	1,275.1	4.0
1942	49.4	340.1	147.8	569.0	1,106.3	4.5
1943	45.5	295.8	166.8	569.7	1,077.8	4.2
1944	39.0	267.0	209.5	534.1	1,049.6	3.7
1945	47.6	180.8	337.3	573.8	1,139.5	4.2
1946	71.8	177.5	382.4	807.2	1,438.9	5.0
1947	93.9	215.2	347.8	1,281.3	1,938.2	4.8
1948	103.6	265.2	341.8	1,390.1	2,100.7	4.9
1949	113.3	374.5	394.5	1,526.1	2,408.4	4.7
1950	122.7	348.9	430.6	1,673.1	2,575.3	4.8

SECTION 5
BUILDING MATERIALS

TABLE 34.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER,
OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC
DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING
LUMBER, CANADA, 1939 — 1950.
(1939 = 100)

Period	Production			Domestic Disappearance
	Lumber	Other Construction Materials	Total	
1939.....	100.0	100.0	100.0	100.0
1940.....	116.7	123.0	118.2	120.0
1941.....	124.6	148.0	130.3	143.7
1942.....	124.5	136.1	127.3	134.2
1943.....	110.2	123.1	113.3	118.3
1944.....	114.0	131.4	118.2	127.9
1945.....	114.0	147.6	122.1	144.3
1946.....	128.4	174.4	139.6	170.7
1947.....	134.9	209.7	153.6	198.6
1948.....	134.2	236.3	158.2	227.4
1949 ⁽¹⁾				
January.....	99.5	245.9	138.9	230.3
February.....	107.6	222.9	139.3	216.2
March.....	131.3	250.3	163.8	261.2
April.....	97.1	248.0	132.6	256.4
May.....	163.4	259.0	190.0	267.1
June.....	206.7	278.3	227.5	289.9
July.....	180.2	239.7	197.6	245.8
August.....	171.6	281.2	201.6	290.3
September.....	143.4	283.8	181.3	306.8
October.....	114.2	304.2	164.4	322.2
November.....	95.0	283.2	144.8	308.9
December.....	90.4	253.6	134.2	238.4
Annual Average	133.4	262.5	168.0	269.5
1950				
January.....	83.1	228.6	119.2	214.1 ⁽¹⁾
February.....	115.3	217.1	140.4	208.2 ⁽¹⁾
March.....	140.5	240.5	165.1	244.9 ⁽¹⁾
April.....	101.5	229.4	133.2	241.8 ⁽¹⁾
May.....	155.3	264.1	182.1	308.3 ⁽¹⁾
June.....	216.2	291.7	234.6	339.2 ⁽¹⁾
July.....	212.8	276.3	228.2	324.4 ⁽¹⁾
August.....	227.7	297.6	244.7	330.9 ⁽¹⁾
September.....	180.0	301.1	209.8	345.8 ⁽¹⁾
October ⁽²⁾	157.4	347.0	204.4	377.8
November ⁽²⁾	122.0	322.7	171.7	347.1
December ⁽²⁾	115.5	257.0	150.5	258.4
Annual Average ⁽²⁾	152.3	272.8	182.0	295.0

(1) Revised.
(2) Preliminary.

TABLE 35.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1939 — 1950.
(In Units Specified)

Period	Lumber and Lumber Products			Clay Products			
	Sawn Lumber ⁽¹⁾	Hardwood Flooring ⁽²⁾	Wood Fibre Building Board	Building Brick ⁽³⁾	Flue Linings ⁽²⁾	Vitrified Sewer Pipe ⁽²⁾	Structural Tile ⁽³⁾
	Millions of Ft. B.M.	Thousands of Sq. Ft.	Millions of Sq. Ft. $\frac{1}{2}$ " B.	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons
1939	3,976.9	—	98.1	165.0	—	—	86.1
1940	4,629.1	—	130.8	191.2	—	—	105.1
1941	4,941.1	—	169.4	208.9	—	—	117.5
1942	4,935.1	—	154.7	169.3	—	—	109.9
1943	4,363.6	—	159.4	138.7	—	—	84.5
1944	4,512.2	—	153.8	154.8	—	—	87.8
1945	4,514.2	—	164.7	190.9	—	—	90.2
1946	5,083.3	41,318	161.8	274.1	940.1	3,055.9	134.4
1947	5,877.9	52,250	203.1	295.4	1,025.0	3,959.1	150.2
1948	5,908.8 ⁽⁵⁾	66,007	220.7	316.7	1,197.6	5,066.7	157.3
1949							
1st Quarter	1,118.5 ⁽⁵⁾	19,381	64.1 ⁽⁵⁾	68.0	308.2	1,225.4	39.7 ⁽⁵⁾
2nd Quarter	1,544.2 ⁽⁵⁾	19,150	65.2 ⁽⁵⁾	84.4	273.6	1,156.2	37.9 ⁽⁵⁾
3rd Quarter	1,636.6 ⁽⁵⁾	18,014	42.8 ⁽⁵⁾	94.4	270.7	975.4	49.5 ⁽⁵⁾
4th Quarter	989.9 ⁽⁵⁾	22,955	55.6 ⁽⁵⁾	91.2	360.5	1,006.0	45.4 ⁽⁵⁾
Total, 1949	5,289.2 ⁽⁵⁾	79,500	227.7 ⁽⁵⁾	338.0	1,213.0	4,363.0	172.5 ⁽⁵⁾
1950							
January	274.6	5,760	14.1	23.9	115.6	321.7	14.2
February	381.0	6,400	14.6	20.9	117.5	327.6	12.6
March	464.2	7,240	17.0	23.3	120.6	373.5	13.4
1st Quarter	1,119.8	19,400	45.7	68.1	353.7	1,022.8	40.2
April	335.5	6,597	14.8	22.8	97.0	318.8	13.6
May	513.3	6,317	17.6	31.4	63.8	389.5	16.2
June	714.6	6,286	20.2	37.3	85.9	456.2	17.2
2nd Quarter	1,563.4	19,200	52.6	91.5	246.7	1,164.5	47.0
July	703.2	6,400	19.4	34.3	119.4	414.9	18.3
August	752.5	6,500	21.1	36.2	120.4	423.2	17.4
September	594.9	7,500	18.4	36.1	121.8	475.1	17.0 ⁽⁵⁾
3rd Quarter	2,050.6	20,400	58.9	106.6	361.6	1,313.2	52.7 ⁽⁵⁾
October	520.3	9,900	21.5	36.0	94.6	490.2	16.9
November	403.1	9,600	24.4	34.0	127.4	428.8	14.5
December	381.7	9,300	24.2	29.5 ⁽⁴⁾	125.8 ⁽⁴⁾	481.4 ⁽⁴⁾	12.7 ⁽⁴⁾
4th Quarter	1,305.1	28,800	70.1	99.5 ⁽⁴⁾	347.8 ⁽⁴⁾	1,400.4 ⁽⁴⁾	44.1 ⁽⁴⁾
Total, 1950	6,038.9	87,800	227.3	365.7 ⁽⁴⁾	1,309.8 ⁽⁴⁾	4,900.9 ⁽⁴⁾	184.0 ⁽⁴⁾

(1) Data for 1949 and 1950 are estimated.

(2) Data for the period 1939-1945 are not available (see p. 115).

(3) Data for the period 1939-1944 are factory sales. Data on production of building brick for the period 1949 and 1950 are estimated (see p. 115).

(4) Preliminary.

(5) Revised.

TABLE 35.—PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1939 — 1950 — *Continued*.
(In Units Specified)

Period	Iron and Steel Products					Mineral Wool	
	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings	Steel Pipe and Fittings	Structural Steel ⁽¹⁾	Wire Nails and Spikes	Batts ⁽²⁾	Granulated and Loose ⁽²⁾
	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Millions of Sq. Ft.	Millions of Cu. Ft.
1939	16.5	33.1	90.5	—	66.5	9.1	1.8
1940	23.7	39.4	128.0	—	73.3	20.3	1.9
1941	26.4	48.2	158.1	—	82.6	32.8	2.0
1942	20.7	50.0	138.6	136.3	74.4	44.7	2.7
1943	14.2	27.8	112.2	104.5	73.6	73.6	3.9
1944	15.3	28.0	128.3	122.0	64.9	35.1	4.5
1945	20.8	45.9	139.3	150.2	70.0	34.4	5.4
1946	25.1 ⁽³⁾	65.2	96.3 ⁽³⁾	115.5	58.9	54.8	10.1
1947	32.5	77.7	90.4 ⁽³⁾	161.2	77.4	82.3	9.8
1948	45.7	93.4	102.6 ⁽³⁾	172.9	86.8	93.4	10.1
1949							
1st Quarter	13.0 ⁽³⁾	25.8	40.0 ⁽³⁾	45.8	20.9 ⁽³⁾	29.3 ⁽³⁾	2.9
2nd Quarter	9.0 ⁽³⁾	22.9	44.0 ⁽³⁾	41.5	23.7 ⁽³⁾	24.6 ⁽³⁾	3.2
3rd Quarter	10.7 ⁽³⁾	19.1	39.2 ⁽³⁾	44.0	19.9 ⁽³⁾	39.6 ⁽³⁾	4.3
4th Quarter	14.9 ⁽³⁾	23.7 ⁽³⁾	41.0 ⁽³⁾	48.9	24.0 ⁽³⁾	44.3 ⁽³⁾	4.4 ⁽³⁾
Total, 1949	47.6 ⁽³⁾	91.5 ⁽³⁾	164.2 ⁽³⁾	180.2	88.5 ⁽³⁾	137.8 ⁽³⁾	14.8 ⁽³⁾
1950							
January	3.7	8.1	10.3 ⁽³⁾	12.9	7.1	10.2	1.1
February	3.6	9.2	10.6 ⁽³⁾	10.7	6.5	7.8	1.0
March	3.3	4.9	12.3 ⁽³⁾	12.9	7.5	9.6	1.1
1st Quarter	10.6	22.2	33.2 ⁽³⁾	36.5	21.1	27.6	3.2
April	3.3	4.9	8.7 ⁽³⁾	12.5	6.8	8.0	.8
May	4.0	5.7	8.9 ⁽³⁾	14.0	7.7	12.3	.9
June	4.3	5.9	11.5 ⁽³⁾	12.3	7.8	13.6	1.1
2nd Quarter	11.6	16.5	29.1 ⁽³⁾	38.8	22.3	33.9	2.8
July	2.7	4.9	13.8 ⁽³⁾	18.2	5.1	15.9	1.0
August	5.0	5.2	12.9 ⁽³⁾	7.4	7.3	14.5	1.4
September	5.0	5.2	15.9 ⁽³⁾	13.9	7.4	16.2	1.4
3rd Quarter	12.7	15.3	42.6 ⁽³⁾	39.5	19.8	46.6	3.8
October	5.7	12.1	17.4	17.7	8.1	17.5	1.6
November	6.1	11.5	15.7	12.5	7.6	15.8	1.6
December	6.6	9.9	14.1	13.0	6.4	9.4	1.1
4th Quarter	18.4	33.5	47.2	43.2	22.1	42.7	4.3
Total, 1950	53.3	87.5	152.1	158.0	85.3	150.8	14.1

(1) Data for the period 1939-1941 are not available (see p. 116).

(2) Data for the period 1939-1942 are factory sales.

(3) Revised.

**TABLE 35.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1939 — 1950 — *Continued.***
(In Units Specified)

Period	Cement and Cement Products			Electrical Wire and Wiring Devices ⁽¹⁾			
	Cement	Concrete Blocks ⁽¹⁾	Cement Pipe and Tile ⁽²⁾	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable
	Millions of Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet
1939	5.7	—	—	—	—	—	—
1940	6.9	—	—	—	—	—	—
1941	8.5	—	—	—	—	—	—
1942	8.6	—	—	—	—	—	—
1943	8.0	—	—	—	—	—	—
1944	7.6	—	—	—	—	—	—
1945	7.8	—	—	—	—	—	—
1946	10.7	31.7	94.8	1,808.7	1,392.8	1,272.3	45.4
1947	12.2	39.8	134.7	2,344.6	2,121.2	5,794.5	67.0
1948	14.0	50.2	159.3	2,627.5	2,202.4	9,190.4	81.1
1949							
1st Quarter	3.5	9.6	23.2	670.0	636.4	2,419.5	25.4
2nd Quarter	4.1	13.4	31.1	558.8	491.8	2,086.9	12.6
3rd Quarter	4.3	13.4	32.6	333.9	359.7	1,082.3 ⁽³⁾	21.0
4th Quarter	4.2	11.8	30.2	495.7	507.1	1,210.1	28.2
Total, 1949	16.1	48.2	117.1	2,058.4	1,995.0	6,798.8 ⁽³⁾	87.2
1950							
January	1.2	3.8	6.8	152.6	133.2	468.2	8.8
February	1.1	2.9	8.3	167.9	102.3	401.1	8.6
March	1.3	3.7	10.0	193.2	148.4	169.0	7.4
1st Quarter	3.6	10.4	25.1	513.7	383.9	1,038.3	24.8
April	1.3	4.6	14.7	114.6	109.7	137.5	6.1
May	1.4	7.7	12.1	183.6	108.5	197.4	8.1
June	1.4	8.7	12.6	197.4	192.7	292.1	6.9
2nd Quarter	4.1	21.0	39.4	495.6	410.9	627.0	21.1
July	1.6	8.8	10.7	185.4	136.3	277.4	7.5
August	1.5	7.9	12.2	164.8	144.7	435.1	11.3
September	1.4	7.6	11.4	187.0	208.1	426.1	10.6
3rd Quarter	4.5	24.3	34.3	537.2	489.1	1,138.6	29.4
October	1.6	7.6	13.1	211.9	173.4	478.3	11.3
November	1.5	6.9	10.7	243.6	232.7	445.8	11.7
December	1.4	5.1	9.0	185.5	149.7	309.6	9.5
4th Quarter	4.5	19.6	32.8	641.0	555.8	1,233.7	32.5
Total, 1950	16.7	75.3	131.6	2,187.5	1,839.7	4,037.6	107.8

(1) Data for the period 1939–1945 are not available.

(2) Data for the period 1939–1945 are not available.

(3) Revised.

Cement pipe and tile includes drain pipe, sewer pipe,

water pipe and culvert tile.

TABLE 35.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1939 — 1950. — *Continued.*
(In Units Specified)

Period	Gypsum Products			Builders' (2) Hardware	Sanitary Ware		
	Gypsum Wallboard	Gypsum Lath (1)	Gypsum Plaster (2)		Bath Tubs	Sinks (3)	Wash Basins (3)
	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons		Thousands of Units	Thousands of Units	Thousands of Units
1939	78.1	—	69.9	2,541.9	42.4	—	—
1940	114.5	—	69.9	2,691.8	48.7	—	—
1941	154.8	—	80.2	4,281.6	65.3	—	—
1942	164.4	—	51.5	3,778.7	67.0	—	—
1943	192.2	—	39.9	3,749.0	31.6	—	—
1944	179.2	—	65.6	3,963.4	48.9	—	—
1945	134.0	59.9	67.1	4,328.5	56.3	—	—
1946	203.4	75.0	97.3	5,596.8	57.9	103.7	78.6
1947	213.7	111.1	119.7	5,903.9	81.1	120.7	91.7
1948	237.7	153.0	137.1	9,800.0 (4)	102.1	139.6	109.7 (4)
1949							
1st Quarter	54.5 (4)	43.8 (4)	33.2 (4)	2,586.5 (4)	33.2	45.2 (4)	29.3 (4)
2nd Quarter	59.7 (4)	43.2 (4)	41.4 (4)	2,464.1 (4)	33.8	60.0 (4)	33.0 (4)
3rd Quarter	53.0 (4)	40.2 (4)	43.5 (4)	2,220.0 (4)	30.9 (4)	33.2 (4)	36.6 (4)
4th Quarter	63.4 (4)	46.8 (4)	42.7 (4)	2,329.4 (4)	34.6	53.6 (4)	41.9 (4)
Total, 1949	230.6 (4)	174.0 (4)	160.8 (4)	9,600.0 (4)	132.5	192.0 (4)	140.8 (4)
1950							
January	19.2	15.4	11.3	699.3	14.2	8.6	17.1
February	18.2	16.4	11.0	786.6	13.4	12.1	15.8
March	23.5	16.9	13.6	880.2	14.1	20.0	17.0
1st Quarter	60.9	48.7	35.9	2,366.1	41.7	40.7	49.9
April	19.2	16.3	12.7	713.7	12.3	13.6	15.4
May	17.1	19.9	13.3	691.1	10.3	18.7	20.0
June	19.0	19.6	15.3	698.8	10.3	12.5	20.1
2nd Quarter	55.3	55.8	41.3	2,103.6	32.9	44.8	55.5
July	12.4	14.1	13.4	706.3	6.4	7.6	11.7
August	18.1	20.7	16.7	671.8	11.1	18.1	15.3
September	18.8	20.9	16.1	862.2	11.9	16.6	16.3
3rd Quarter	49.3	55.7	46.2	2,240.3	29.4	42.3	43.3
October	23.0	18.8	16.7	754.3	11.4	17.0	16.7
November	21.5	20.3	15.6	1,017.8	13.4	11.0	19.2
December	17.4	19.6	12.8	867.7	10.3	10.9	16.5
4th Quarter	61.9	58.7	45.1	2,639.8	35.1	38.9	52.4
Total, 1950	227.4	218.9	168.5	9,349.8	139.1	166.7	141.1

(1) Production data for the period 1939-1944 are not available.

(2) Data for 1949 and 1950 are estimated (see p. 117).

(3) Data for the period 1939-1945 are not available.

(4) Revised.

TABLE 35.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1939 — 1950.— *Concluded.*
(In Units Specified)

Period	Plumbing and Heating Equipment					Asphalt Products	
	Warm Air ⁽¹⁾ Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	Asphalt ⁽²⁾ Shingles	Tar and Asphalt Felts
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	Thousands of Squares	Thousands of Tons
1939	25.1	14.5	4,982.6	96.8	23.0	524.1	— ⁽⁴⁾
1940	29.8	10.0	5,758.3	98.6	24.8	613.2	— ⁽⁴⁾
1941	31.1	13.0	6,417.1	87.2	87.2	794.7	28.3
1942	27.1	10.2	6,568.9	56.1	22.0	689.9	27.4
1943	23.5	10.7	6,740.9	85.9	11.5	862.0	24.4
1944	25.8	11.7	6,983.9	85.2	16.1	1,105.6	25.0
1945	35.2	13.6	7,179.1	128.8	57.2	1,433.0	29.5
1946	46.6	14.3	8,006.9	138.4	76.6	1,982.6	38.8
1947	54.3	18.1	8,726.7	157.7	121.0	2,085.6	46.7
1948	62.5	18.2	8,585.7	180.6	146.7	2,043.8	45.4
1949							
1st Quarter	17.8	3.9	2,281.2 ⁽³⁾	40.2 ⁽³⁾	34.9 ⁽³⁾	351.7	7.4
2nd Quarter	16.2	2.8	1,665.2 ⁽³⁾	51.8 ⁽³⁾	51.6 ⁽³⁾	686.0	8.7
3rd Quarter	16.6	2.9	1,264.9 ⁽³⁾	46.0 ⁽³⁾	42.3 ⁽³⁾	920.3	11.9
4th Quarter	24.3	5.0	1,988.7 ⁽³⁾	51.1 ⁽³⁾	55.9 ⁽³⁾	573.0	11.9
Total, 1949	74.9	14.6	7,200.0 ⁽³⁾	189.1 ⁽³⁾	184.7 ⁽³⁾	2,531.0	39.9
1950							
January	5.5	1.7	573.7	16.9	14.5	107.7	3.0 ⁽³⁾
February	5.0	1.5	589.6	15.0	16.4	138.1	2.9
March	4.6	1.6	679.3	18.1	22.6	163.7	3.1
1st Quarter	15.1	4.8	1,842.6	50.0	53.5	409.5	9.0 ⁽³⁾
April	4.0	1.4	392.8	13.2	16.2	193.9	3.6
May	4.3	1.5	425.5	13.2	22.7	245.8	3.6
June	7.0	1.6	656.0	12.2	20.5	347.2	4.3
2nd Quarter	15.3	4.5	1,474.3	38.6	59.4	786.9	11.5
July	6.6	.9	406.9	7.9	18.1	354.8	3.9
August	9.8	1.6	588.1	17.4	14.7	334.9	4.9
September	9.7	2.0	536.9	18.3	21.7	327.4	4.4
3rd Quarter	26.1	4.5	1,531.9	43.6	54.5	1,017.1	13.2
October	11.0	2.3	672.1	19.7	16.7	338.0	5.4
November	12.6	2.0	746.9	19.1	23.8	183.4	5.0
December	7.2	1.8	420.9	10.6	15.1	68.1	4.4
4th Quarter	30.8	6.1	1,839.9	49.4	55.6	589.5	14.8
Total, 1950	87.3	19.9	6,688.7	181.6	223.0	2,803.0	48.5

(1) Data for 1949 estimated (see p. 117).

(2) Includes siding.

(3) Revised.

(4) Not available.

TABLE 36.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — 1950.
(In Units Specified)

Period	Cement		Building Brick		Flue Linings		Cast-Iron Soil Pipe and Fittings		Steel Pipe, and Fittings		Wire Nails and Spikes	
	Millions of Barrels of 350 lbs.		Millions of Bricks		Thousands of Feet		Thousands of Tons		Thousands of Tons		Thousands of Tons	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1949												
January	.6	1.1	22.0	20.9	108.4	16.2	4.1	3.4	13.2	8.5	8.5	2.1
February	.9	1.3	19.6	20.1	77.1	24.8	2.9	4.3	14.0	6.6	6.6	2.0
March	1.4	1.2	23.0	19.5	108.3	33.4	2.7	5.6	17.2	7.2	7.2	2.0
April	1.5	1.0	20.7	22.0	89.8	38.3	2.4	6.2	17.2	6.0	7.3	2.4
May	1.5	.9	27.9	22.5	104.9	26.1	2.7	6.4	18.6	3.4	8.8	1.7
June	1.6	.7	29.1	24.1	91.9	20.5	3.0	5.6	17.4	6.5	9.2	1.7
July	1.5	.6	29.0	26.0	80.7	14.3	3.0	4.6	15.2	4.5	5.4	1.1
August	1.7	.4	30.2	26.1	119.4	15.1	3.6	4.2	14.5	5.5	6.9	2.9
September	1.6	.2	30.5	25.7	78.0	13.2	4.6	1.5	15.6	5.3	8.0	4.4
October	1.5	.3	30.7	25.0	95.3	20.1	4.4	3.5	14.5	17.4	8.2	4.7
November	1.3	.7	28.6	29.5	137.6	33.1	4.8	3.8	16.7	18.7	8.2	3.9
December	.8	.8	23.9	30.1	99.1	35.9	3.2	6.0	15.2	17.6	7.2	5.6
1950												
January	.6	1.4	20.5	31.9	79.9	65.3	2.5	5.7	10.4	21.5	6.1	6.8
February	.8	1.7	18.5	32.7	78.7	102.4	1.9	6.8	11.0	24.8	5.8	7.6
March	1.2	1.8	25.7	30.0	92.0	131.0	2.7	12.6	14.8	30.1	7.7	7.6
April	1.4	1.7	21.0	31.1	86.4	141.6	2.7	12.6	14.8	30.1	6.8	7.6
May	2.1	1.0	34.4	26.4	106.8	100.8	4.0	7.8	22.0	30.1	7.4	7.9
June	1.8	.6	36.6	26.2	112.2	73.4	5.2	5.7	23.3	30.1	7.4	8.8
July	1.7	.5	33.1	25.8	127.5	55.3	4.3	3.6	25.7	31.3	7.1	7.1
August	1.6	.4	34.6	26.4	123.3	52.5	4.9	3.6	17.8	29.0	5.8	9.0
September	1.6	.2	36.0	25.4	163.7	10.5	5.4	3.0	18.7	29.2	8.2	8.4
October	1.6	.2	36.5	23.8	85.6	16.9	5.3	3.0	16.4	21.9	7.9	9.1
November	1.4	.2	35.4	21.7	134.8	9.5	5.7	3.2	20.4	16.0	7.7	9.4
December	.8	.7	28.2	21.6	104.7	20.6	5.2	4.6	14.0	22.4	6.6	9.4

TABLE 36.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — 1950. — *Continued.*
(In Units Specified)

Period	Bath Tubs		Sinks		Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Mineral Wool	
	Thousands of Units		Thousands of Units		Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Sq. Ft.	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1949												
January	10.1	1.6	12.6	4.3	18.1	1.5	14.9	1.8	12.1	1.2	10.7	.9
February	10.6	1.0	13.4	4.1	15.8	1.7	13.7	1.9	12.7	1.1	6.7	1.2
March	11.5	1.1	18.1	5.4	19.7	1.9	14.5	1.8	14.4	1.2	6.3	1.5
April	10.6	7.9	22.4	11.6	19.9	1.8	14.1	1.3	16.2	.9	6.2	1.5
May	10.7	6.7	16.1	15.0	20.2	1.5	15.1	1.0	15.3	1.3	8.9	1.4
June	9.9	2.2	16.7	6.9	19.6	1.3	15.6	.8	17.6	1.0	9.5	1.2
July	6.7	1.8	18.3	5.8	15.4	1.7	9.9	.7	15.4	1.1	10.5	.9
August	10.3	3.6	10.6	14.1	19.9	1.8	13.6	1.2	17.2	1.2	13.5	2.0
September	13.8	2.3	13.8	7.9	17.2	1.2	17.0	1.3	18.7	1.1	14.4	2.1
October	13.7	2.4	15.2	7.3	21.1	1.4	15.7	1.4	18.5	1.2	17.2	2.1
November	12.1	2.6	17.4	13.8	20.3	1.9	16.4	.9	16.7	1.1	15.1	1.9
December	9.5	1.2	12.0	13.9 ⁽¹⁾	21.2	1.2	15.9	.7	15.5	.9	11.6	2.0
1950												
January	13.5	2.7	11.0	17.3	18.9	1.5	15.1	1.1	12.7	1.4	9.2	3.0
February	10.1	5.2	10.7	12.7	18.3	1.4	15.7	1.7	13.0	1.2	7.7	3.1
March	8.3	11.0	16.9	15.8	22.9	2.1	17.3	1.4	15.8	1.2	10.1	2.6
April	7.8	15.1	11.8	16.5	19.2	2.1	16.4	1.3	14.7	1.2	7.1	3.5
May	9.9	15.3	13.7	21.4	17.7	1.7	19.4	1.8	15.5	1.1	11.6	4.2
June	12.4	12.4	13.2	21.5	19.4	1.2	20.1	1.2	17.8	1.0	15.1	2.6
July	13.1	5.7	12.1	17.1	12.8	.8	13.8	1.6	15.6	1.0	16.4	2.1
August	12.3	4.5	16.6	18.8	17.1	1.8	21.1	1.1	19.3	1.1	14.4	2.2
September	13.7	2.7	20.5	14.2	19.2	1.4	20.6	1.5	18.9	.9	16.8	1.7
October	11.7	2.3	15.4	12.4	22.3	2.1	18.0	2.2	19.2	1.0	17.2	2.0
November	12.8	2.8	14.4	11.2	21.5	2.0	20.5	2.0	18.1	.9	13.1	3.3
December	11.7	1.5	12.2	10.2	16.8	2.6	19.6	2.1	14.9	.9	9.6	1.6

(1) Revised.

TABLE 36.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,

1949 — 1950 — *Concluded*.

(In Units Specified)

Period	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable		Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters	
	Thousands of Units		Thousands of Units		Millions of Feet		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1949												
January	200.1	68.0	802.9	91.9	10.3	.7	1.2	.3	15.9	.4	9.8	16.0
February	179.8	66.4	705.7	159.3	7.4	1.4	.9	.6	12.7	.2	8.6	16.2
March	223.5	135.2	902.1	141.3	4.8	4.9	.8	.9	13.7	.3	10.9	14.8
April	182.7	172.7	687.2	175.7	2.0	6.6	.5	1.3	15.6	.4	11.6	16.2
May	155.2	290.9	621.3	351.3	3.2	5.8	.6	1.5	20.0	.3	16.5	14.6
June	217.5	258.4	540.1	414.7	5.4	4.3	.8	1.6	17.2	1.3	14.9	15.1
July	127.0	211.0	473.6	352.8	6.2	2.8	.7	1.6	14.7	.7	12.7	14.3
August	235.7	121.7	384.6	294.2	8.6	1.9	1.8	1.4	14.4	2.4	10.1	14.1
September	120.6	42.9	275.0	143.3	9.2	.7	1.8	1.0	19.1	2.0	14.9	11.1
October	159.4	40.1	376.5	98.2	8.5	.8	1.8	.8	22.1	.5	14.3	10.3
November	209.7	58.2	503.6	83.6	10.2	1.4	2.1	.4	19.6	1.3	20.0	18.5
December	140.1	60.0	309.4	152.7	9.4	1.4	1.7	.7	11.1	1.2	16.0	18.1
1950												
January	153.9	61.2	309.6	152.7	7.6	2.5	1.4	.9	17.0	1.1	12.1	22.2
February	156.8	88.2	221.4	378.1	5.6	5.5	1.2	1.1	14.7	1.3	18.8	17.5
March	163.8	110.9	147.5	399.6	5.7	7.8	.6	2.2	18.1	1.2	17.7	21.7
April	267.4	89.8	150.5	387.3	6.1	6.9	.5	2.0	11.9	2.5	15.7	19.9
May	166.5	106.8	228.5	356.2	8.0	6.8	.8	3.7	13.6	2.0	17.6	23.2
June	130.0	95.4	375.9	272.2	11.3	2.4	1.3	3.9	13.1	.9	21.0	21.5
July	190.2	116.1	427.1	122.5	7.7	2.2	1.3	3.7	9.1	.5	14.8	21.7
August	190.6	92.6	419.6	138.1	11.9	1.2	2.5	2.7	17.2	.7	12.7	21.3
September	182.2	96.6	419.4	144.7	10.2	1.9	2.5	2.1	17.9	.9	20.9	17.2
October	235.6	73.2	519.7	104.3	11.3	2.0	2.4	1.9	19.7	1.0	16.3	17.7
November	245.7	71.2	489.7	62.1	11.3	2.3	2.3	1.5	18.5	1.6	18.4	18.6
December	186.2	59.4	293.0	78.8	10.1	1.7	2.0	1.6	9.3	1.8	13.3	18.3

TABLE 37.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1939 — 1950.
(In Units Specified)

Period	Lumber and Lumber Products		Building Brick	Iron and Steel Products			
	Hardwood Flooring	Wallboard Building Board		Structural Steel	Wire Nails	Galvanized Sheets	Skelp
	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ " B		Thousands of Tons	Tons	Tons	Tons
1939	1,542	13.1	.7	57.0	306	0	100,766
1940	1,740	14.1	.5	91.2	40	0	147,779
1941	365	9.5	.4	68.6	229	582	144,426
1942	7	5.1	.5	38.2	1,194	15,629	158,338
1943	10	3.3	.9	21.9	547	10,115	113,900
1944	187	9.9	1.4	35.0	152	17,795	147,917
1945	702	12.1	1.4	68.8	71	22,963	129,982
1946	404	18.7	1.1	99.5	680	15,331	54,385
1947	1,157	39.9	8.9	183.2	4,146	7,895	60,190
1948	8	18.3	8.3	194.3	6,315	7,047	60,783
1949							
1st Quarter	17	35.5	2.4	44.9	2,095	4,109	32,346
2nd Quarter	2,183	25.7	3.8	80.5	5,215	4,542	48,408
3rd Quarter	3,085	14.6	9.4	46.9	4,984	4,357	38,485
4th Quarter	2,973	19.7	6.2	25.8	975	3,260	21,658
Total, 1949	8,258	95.5	21.9	198.1	13,305	15,268	140,897
1950							
January	450	2.8	.7	11.5	202	458	15,575
February	692	3.2	.6	12.8	95	466	13,476
March	671	2.3	.6	12.0	178	701	5,037
1st Quarter	1,813	8.3	1.9	36.3	475	1,625	34,088
April	357	1.6	1.1	11.8	309	557	10,656
May	520	1.6	1.7	14.2	327	851	20,805
June	554	1.6	2.4	13.0	458	409	11,955
2nd Quarter	1,431	4.8	5.2	39.0	1,094	1,817	43,416
July	928	2.0	2.1	13.9	290	550	11,212
August	557	3.5	1.8	11.6	359	522	8,765
September	688	3.2	1.6	15.0	186	501	15,222
3rd Quarter	2,173	8.7	5.5	40.5	835	1,573	35,499
October	507	3.9	1.5	19.0	483	513	15,474
November	751	3.9	1.4	19.7	384	1,016	29,663
December	326	4.2	1.2	15.9	201	566	8,974
4th Quarter	1,584	12.0	4.1	54.6	1,068	2,095	54,111
Total, 1950	7,001	33.8	16.7	170.4	3,471	7,110	167,114

TABLE 37.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1939 — 1950 — *Continued*.
(In Units Specified).

Period	Mineral Wool	Cement	Gypsum Plaster	Builders' Hardware	Sanitary Ware	
	Bath Tubs	Closets, Sinks and Basins				
	Thousands of Sq. Ft.	Thousands of Barrels of 350 lbs.	Thousands of Tons	\$000	\$000	\$000
1939	1,214	16.7	1.5	172	74	86
1940	1,388	13.2	1.3	321	56	77
1941	1,756	12.0	1.5	508	2	11
1942	1,076	26.3	1.4	375	0	3
1943	1,226	18.6	1.2	277	1	1
1944	1,746	14.0	1.6	369	0	2
1945	5,993	32.7	2.9	490	7	254
1946	7,822	350.1	7.6	653	206	535
1947	5,775	1,248.6	10.1	969	1,044	205
1948	74	1,120.7	10.0	1,076	231	83
1949						
1st Quarter	1	61.2	1.1	310	120	75
2nd Quarter	9	635.6	1.7	302	135	116
3rd Quarter	56	921.6	2.5	243	147	139
4th Quarter	46	665.6	3.4	363	91	44
Total, 1949	112	2,284.0	8.7	1,218	493	374
1950						
January	0	11.9	.3	119	29	51
February	0	.0	.4	89	25	22
March	6	12.7	.3	109	26	24
1st Quarter	6	24.6	1.0	317	80	97
April	5	30.0	.4	104	57	56
May	4	34.9	.5	117	54	33
June	1	123.4	1.6	134	51	45
2nd Quarter	10	188.3	2.5	355	162	134
July	3	200.0	3.2	113	45	39
August	64	220.4	3.0	89	56	45
September	8	215.8	2.8	90	52	34
3rd Quarter	75	636.2	9.0	292	153	118
October	28	260.0	4.6	157	70	42
November	16	186.2	3.7	195	56	89
December	4	90.9	1.6	167	39	71
4th Quarter	48	537.1	9.9	519	165	202
Total, 1950	139	1,386.2	22.4	1,483	560	551

TABLE 37.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1939 — 1950 — *Concluded*.
(In Units Specified).

Period	Plumbing and Heating Equipment				Common Colourless Window Glass	Paints, Pigments and Varnishes
	Warm Air Furnaces	Domestic Heating Boilers	Cast Iron Radiators	Electric Hot Water Tank Heaters		
	Units	\$000	Sq. Ft.	Units	Millions of Sq. Ft.	\$000
1939	444	79	69,002	— ⁽¹⁾	48.8	14,723
1940	708	55	10,721	— ⁽¹⁾	47.0	16,506
1941	21	5	1,984	— ⁽¹⁾	43.3	7,695
1942	279	4	601	— ⁽¹⁾	44.1	6,420
1943	1	4	4,676	— ⁽¹⁾	36.1	6,281
1944	64	1	2,571	— ⁽¹⁾	45.3	7,465
1945	334	35	280	— ⁽¹⁾	39.8	8,660
1946	1,542	133	7,595	— ⁽¹⁾	43.7	9,436
1947	2,506	319	43,824	— ⁽¹⁾	70.2	13,441
1948	7	16	0	3,214	96.3	14,276
1949						
1st Quarter	34	3	0	128	14.0	3,208
2nd Quarter	68	7	1,949	232	17.4	3,310
3rd Quarter	235	12	766	688	15.3	2,955
4th Quarter	185	11	624	237	17.9	4,394
Total, 1949	522	33	3,339	1,285	64.6	13,867
1950						
January	3	0	725	234	3.2	1,221
February	10	2	448	204	3.3	1,203
March	39	0	372	118	4.5	1,466
1st Quarter	52	2	1,545	556	11.0	3,890
April	23	1	0	402	5.5	1,263
May	43	4	340	226	6.6	1,582
June	17	2	0	73	5.9	1,541
2nd Quarter	83	7	340	701	18.0	4,386
July	179	0	0	244	7.0	1,394
August	9	3	1,506	78	5.9	1,587
September	12	7	2,753	478	5.2	1,762
3rd Quarter	200	10	4,259	800	18.1	4,743
October	100	4	7,137	173	6.5	1,908
November	411	25	3,845	284	9.8	1,845
December	189	6	2,628	173	5.1	1,441
4th Quarter	700	35	13,610	630	21.4	5,194
Total, 1950	1,035	54	19,754	2,687	68.5	18,213

(1) Not available.

TABLE 38.—EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1939 — 1950.
(In Units Specified).

Period	Lumber and Lumber Products					Building Brick	Cement
	Sawn Lumber	Hardwood Flooring	Wood Fibre Insulating Board	Wood Shingles	Wood Laths		
	Millions of Ft. B.M.	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ "B	Thousands of Squares	Thousands of Laths	Millions of Bricks	Thousands of Barrels of 350 lbs.
1939	2,202.0	9,961	44.6	2,935	179,060	1.3	156.6
1940	2,545.8	2,863	72.9	2,811	182,329	1.8	300.0
1941	2,297.3	3,529	85.3	3,292	194,470	1.9	310.9
1942	2,179.0	968	52.3	2,694	117,287	1.4	273.9
1943	1,740.6	710	33.4	1,450	91,957	1.7	172.6
1944	1,881.9	610	34.5	1,475	40,670	2.0	210.4
1945	2,000.5	544	45.3	1,651	25,981	3.7	281.9
1946	2,083.3	106	36.1	1,775	26,193	6.1	114.4
1947	2,735.0	50	51.1	2,051	41,700	4.2	88.0
1948	2,467.7	25	40.2	2,353	55,513	4.9	73.0
1949							
1st Quarter	423.0	29	.9	369	8,006	.7	2.0
2nd Quarter	474.2	45	13.4	503	14,178	1.2	8.7
3rd Quarter	560.4	187	13.0	540	31,771	1.7	8.5
4th Quarter	731.1	350	3.1	739	23,202	.7	.0
Total, 1949	2,188.7	611	30.4	2,121	77,157	4.3	19.2
1950							
January	142.3	470	1.2	127	3,419	.1	.0
February	198.5	225	.8	139	4,210	.0	.0
March	263.6	423	1.1	282	5,566	.0	.0
1st Quarter	604.4	1,118	3.1	548	13,195	.1	.0
April	226.2	464	.7	238	4,366	.1	.0
May	276.0	1,029	1.8	278	7,136	.2	.4
June	358.5	1,719	1.4	270	9,162	.3	.5
2nd Quarter	860.7	3,212	3.9	786	20,664	.6	.9
July	384.6	1,801	1.2	257	12,105	.4	7.9
August	361.7	2,045	1.9	258	10,092	.4	7.9
September	404.9	2,552	1.6	326	13,031	.4	4.6
3rd Quarter	1,151.2	6,398	4.7	841	35,228	1.2	20.4
October	415.7	2,119	2.1	320	16,253	.4	1.8
November	302.5	1,722	2.5	220	7,149	.3	.6
December	228.0	1,566	1.3	208	3,668	.2	.2
4th Quarter	946.2	5,406	5.9	748	27,070	.9	2.6
Total, 1950	3,562.5	16,135	17.8	2,924	96,157	2.8	23.9

TABLE 38.—EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1939 — 1950 — *Concluded*.
(In Units Specified).

Period	Iron and Steel Products				Common Colourless Window Glass	Gypsum Plaster	Paints, Pigments and Varnishes
	Cast Iron, Soil Pipe	Steel Pipe and Tubing	Structural Steel	Wire Nails and Spikes			
	Tons	Tons	Tons	Tons	Sq. Ft.	Tons	\$000
1939	— ⁽¹⁾	— ⁽¹⁾	3,190	8,053.7	— ⁽¹⁾	1,339	1,560
1940	749	— ⁽¹⁾	5,012	8,271.6	— ⁽¹⁾	972	2,325
1941	1,966	— ⁽¹⁾	7,187	10,656.2	— ⁽¹⁾	367	2,260
1942	802	— ⁽¹⁾	2,407	1,457.2	34,670	113	1,903
1943	95	— ⁽¹⁾	1,861	869.0	54,108	478	1,867
1944	670	— ⁽¹⁾	2,462	1,335.4	16,833	443	2,534
1945	506	— ⁽¹⁾	9,294	813.6	15,251	447	3,973
1946	157	3,158	7,781	1,270.5	4,301	969	4,407
1947	207	184	4,411	31.9	93,149	1,423	7,346
1948	658	2,812	10,506	1,854.1	57,959	744	6,235
1949							
1st Quarter	158	5,321	2,643	462.0	0	76	1,035
2nd Quarter	365	7,162	2,131	31.4	0	37	976
3rd Quarter	204	2,391	4,260	1.3	0	0	813
4th Quarter	271	1,932	1,230	.1	931	50	780
Total, 1949	998	16,806	10,264	494.8	931	163	3,604
1950							
January	282	11	54	0	0	35	336
February	84	2,013	130	0	0	0	508
March	166	353	62	0	200	2	385
1st Quarter	532	2,377	246	0	200	37	1,229
April	171	898	590	.1	400	25	188
May	63	64	55	0	0	6	243
June	45	1,195	94	.1	0	25	199
2nd Quarter	279	2,157	739	.2	400	56	630
July	94	428	283	.1	0	0	220
August	32	105	60	.1	92	9	298
September	126	364	46	.1	0	0	410
3rd Quarter	252	897	389	.3	92	9	928
October	106	260	259	.3	0	0	460
November	56	86	497	1.5	0	0	440
December	140	76	61	.1	225,700	0	338
4th Quarter	302	422	817	1.9	225,700	0	1,238
Total, 1950	1,366	5,855	2,191	2.4	226,392	102	4,025

(1) Not available.

TABLE 39.—SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES,
CANADA, 1946 — 1950.
(In Thousands of Tons)

Period	Building Construc- tion	Railway and Railway Car Shops	Con- tainers	Merchant Trade ⁽¹⁾ Products	Wholesalers and Warehouses	Automotive Industries	Miscella- neous	Net Total Domestic Shipments	Producers Interchange	Export Shipments	Total
1946	189.6	411.6	164.4	226.8	261.6	84.0	434.4	1,772.4	453.6	145.2	2,371.2
1947	273.6	463.2	171.6	250.8	331.2	138.0	556.8	2,187.6	806.4	168.0	3,162.0
1948	295.2	556.8	196.8	313.2	321.6	139.2	556.8	2,379.6	926.4	243.6	3,549.6
1949											
1st Quarter	92.5	155.4	48.9	97.3	87.0	39.5	136.9	657.5	272.5	55.2	985.2
2nd Quarter	96.6	138.6	55.5	90.4	89.2	33.2	126.4	629.9	266.7	75.7	972.3
3rd Quarter	82.7	125.4	53.8	79.7	84.9	36.7	114.4	577.6	215.9	32.0	825.5
4th Quarter	90.9	115.2	47.4	83.9	93.8	40.8	151.7	623.7	198.7	56.6	879.0
Total, 1949	362.7	534.6	205.6	351.3	354.9	150.2	529.6	2,488.7	953.8	219.5	3,662.0
1950											
January	23.6	36.8	17.5	25.9	23.6	13.3	53.4	194.1	92.1	17.4	303.6
February	23.7	39.6	17.7	27.3	18.6	12.2	51.5	190.6	114.2	7.8	312.6
March	30.4	48.8	18.8	30.8	26.8	18.3	59.0	232.9	111.8	14.3	359.0
1st Quarter	77.7	125.2	54.0	84.0	69.0	43.8	163.9	617.6	318.1	39.5	975.2
April	23.7	46.0	16.8	31.6	21.0	15.3	49.5	203.9	106.3	12.7	322.9
May	35.6	48.5	22.3	30.9	24.7	17.5	55.8	235.3	128.4	13.6	377.3
June	32.3	48.7	24.4	31.4	26.5	16.7	53.1	233.1	123.3	15.2	371.6
2nd Quarter	91.6	143.2	63.5	93.9	72.2	49.5	158.4	672.3	358.0	41.5	1,071.8
July	29.7	34.8	23.6	26.7	26.9	14.1	48.1	203.9	125.6	17.8	347.3
August	29.5	37.8	24.2	28.7	26.7	15.4	41.7	204.0	118.8	17.8	340.6
September	32.7	42.9	27.2	29.5	29.5	18.4	53.9	234.1	123.6	20.8	378.5
3rd Quarter	91.9	115.5	75.0	84.9	83.1 ⁽²⁾	47.9	143.7 ⁽²⁾	642.0	368.0	56.4	1,066.4
October	34.8	39.6	24.7	31.0	31.9	18.1	51.9	232.0	123.5	25.9	381.4
November	30.8	36.9	24.6	33.3	30.1	21.2	51.7	228.6	125.5	27.0	381.1
December	30.8	40.1	20.2	30.9	27.9	19.5	51.9	221.3	107.2	28.5	357.0
4th Quarter	96.4	116.6	69.5	95.2	89.9	58.8	155.5	681.9	356.2	81.4	1,119.5
Total, 1950	357.6	500.5	262.0	358.0	314.2	200.0	621.5	2613.8	1,400.3	218.8	4,232.9

(1) For details (see p.118).

(2) Revised.

TABLE 40.— VOLUME OF SELECTED BUILDING MATERIALS UNLOADED⁽¹⁾
AT RAILWAY STATIONS IN CANADA,
1939 — 1950.
(In Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material ⁽²⁾	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1939	1,836	2,420	277	241	542	25	5,341
1940	2,699	4,276	331	292	720	34	8,352
1941	3,221	3,900	385	399	758	38	8,701
1942	3,553	3,955	458	433	968	57	9,424
1943	3,663	3,730	461	396	822	48	9,120
1944	3,571	3,696	429	354	705	36	8,791
1945	3,622	3,954	411	401	837	57	9,282
1946	3,907	4,717	469	500	1,173	66	10,832
1947	4,395	5,868	554	619	1,314	84	12,834
1948	4,391	6,386	624	619	1,580	93	13,693
1949							
1st Quarter	890	541	138	127	372	15	2,083
2nd Quarter	1,076	1,578	166	145	585	24	3,574
3rd Quarter	1,140	2,151	159	152	580	26	4,208
4th Quarter	1,005	1,237	163	140	476	19	3,040
Total, 1949	4,111	5,507	626	564	2,013	84	12,905
1950							
January	220	181	46	34	84	2	567
February	261	168	46	36	103	4	618
March	354	196	57	41	148	5	801
1st Quarter	835	545	149	111	335	11	1,986
April	287	328	51	41	175	5	887
May	328	673	59	55	236	8	1,359
June	390	773	58	56	186	8	1,471
2nd Quarter	1,005	1,774	168	152	597	21	3,717
July	443	806	59	56	178	9	1,551
August	339	585	48	40	118	7	1,137
September	431	734	60	63	159	10	1,457
3rd Quarter	1,213	2,125	167	159	455	26	4,145
October	477	672	67	61	170	8	1,455
November	430	602	62	56	140	6	1,296
December	349	297	53	51	101	5	856
4th Quarter	1,256	1,571	182	168	411	19	3,607
Total, 1950	4,309	6,015	666	590	1,798	77	13,455

(1) For source and explanatory note see p. 118.

(2) Includes plywood.

(3) Not as yet available.

TABLE 41.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING
MATERIAL INDUSTRIES, CANADA⁽¹⁾ 1946 — 1950.

Period	Number of Persons Employed	Aggregate Weekly Payroll \$000	Average Weekly Earnings \$
1946			
Annual Average	84,203	2,704	32.11
1947			
Annual Average	97,787	3,539	36.09
1948			
Annual Average	104,916	4,165	39.69
1949—January	102,011	4,149	40.67
February	103,606	4,091	39.48
March	103,289	4,539	43.94
April	104,683	4,392	43.95
May	106,041	4,619	43.56
June	110,806	4,688	42.31
July	114,370	4,987	43.62
August	115,056	4,988	43.35
September	115,589	5,090	44.03
October	114,667	5,110	44.57
November	113,332	5,099	44.99
December	109,367	4,956	45.32
Annual Average	109,401	4,726	43.32
1950—January	105,302	4,386	41.65
February	102,901	4,568	44.39
March	105,124	4,759	45.26
April	106,832	4,861	45.52
May	108,702	4,959	45.62
June	114,445	5,066	44.26
July	119,895	5,433	45.32
August	122,305	5,697	46.58
September ⁽²⁾	123,742	5,742	46.40
October	123,916	5,952	48.03
November	121,431	5,891	48.51
December	117,683	5,708	48.50
Annual Average	114,356	5,252	45.84

(1) As reported by employers with 15 or more employees.

(2) Revised.

TABLE 42.—NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES.
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY REASON FOR LAYOFF, CANADA,
MARCH, 1948 — JANUARY 1951.

Period	Number of Estab- lishments	Number of Employees	Number of Employees by Reason for Layoff		
			Lack of Orders	Lack of Material	Other ⁽¹⁾
1948 ⁽²⁾	68	6,842	1,678	933	4,231
1949					
January	6	478	165	17	296
February	5	196	160	21	15
March	9	778	445	73	260
1st Quarter	20	1,452	770	111	571
April	10	478	403	—	75
May	4	217	167	—	50
June	6	163	85	60	18
2nd Quarter	20	858	655	60	143
July	3	160	85	75	—
August	3	275	235	—	40
September	4	154	99	—	55
3rd Quarter	10	589	419	75	95
October	6	238	225	13	—
November	8	245	123	12	110
December	5	262	147	25	90
4th Quarter	19	745	495	50	200
Total, 1949	69	3,644	2,339	296	1,009
1950					
January	3	168	150	18	—
February	3	200	—	100	100
March	6	422	197	210	15
1st Quarter	12	790	347	328	115
April	4	284	84	100	100
May	10	597	149	20	428
June	2	65	40	25	—
2nd Quarter	16	946	273	145	528
July	2	50	—	10	40
August	4	280	—	130	150
September	3	128	28	100	—
3rd Quarter	9	458	28	240	190
October	11	572	355	87	130
November	6	439	220	—	219
December	3	150	120	—	30
4th Quarter	20	1,161	695	87	379
Total, 1950	57	3,355	1,343	800	1,212
1951					
January	4	387	250	12	125

(1) See p. 119.

(2) Covers period March — December only.

TABLE 43.—CAPITAL EXPENDITURES IN BUILDING MATERIAL INDUSTRIES, CANADA, 1945—1950.
(Thousands of Dollars)

Year and Type of Investment	Sawn Lumber and Hardwood Flooring	Cement and Cement Products	Clay Products	Plumbing and Heating Equipment	Other Iron and Steel Products	Electrical Equipment	Lath, Plaster Roofing and Insulation Materials	Paint and Paint Materials	Total
1945									
Construction	4,081	345	330	208	379	26	277	553	6,199
Machinery and Equipment	2,339	376	58	354	343	68	824	238	4,600
Total	6,420	721	388	562	722	94	1,101	791	10,799
1946									
Construction	2,971	1,468	351	178	676	57	484	1,399	7,584
Machinery and Equipment	3,101	1,222	435	497	1,196	105	785	1,028	8,369
Total	6,072	2,690	786	675	1,872	162	1,269	2,427	15,953
1947									
Construction	4,011	2,134	173	391	444	122	1,128	943	9,346
Machinery and Equipment	8,811	3,290	417	1,294	1,361	183	2,007	1,057	18,430
Total	12,822	5,424	590	1,685	1,805	305	3,135	2,000	27,766
1948									
Construction	5,474	2,716	1,095	493	247	101	662	1,018	11,806
Machinery and Equipment	11,857	5,516	1,898	1,254	1,520	191	1,457	1,816	25,509
Total	17,331	8,232	2,993	1,747	1,767	292	2,119	2,834	37,315
1949 ⁽¹⁾									
Construction	4,827	1,863	1,590	245	477	68	529	802	10,401
Machinery and Equipment	13,749	4,289	2,217	1,047	3,974	292	2,056	814	28,438
Total	18,576	6,152	3,807	1,292	4,451	360	2,585	1,616	38,839
1950 ⁽²⁾									
Construction	6,121	1,159	358	1,261	175	87	520	507	10,188
Machinery and Equipment	11,082	3,270	1,236	1,185	1,403	205	1,375	698	20,454
Total	17,203	4,429	1,594	2,446	1,578	292	1,895	1,205	30,642

(1) Revised.

(2) Preliminary.

SECTION 6

BUILDING LABOUR

TABLE 44.—EMPLOYMENT BY OCCUPATION AND INDUSTRY, UNEMPLOYMENT AND THE LABOUR FORCE, BY INDUSTRY,
CONSTRUCTION, NON-AGRICULTURAL AND TOTAL, CANADA, QUARTERLY, NOVEMBER, 1945 — 1950.
(In Thousands)

Week Ending	Persons Employed				Persons Unemployed				Labour Force		
	Construction		Non-agricultural Industries	Total	Construction Industry	Non-agricultural Industries	Total	Construction Industry	Non-agricultural Industries	Total	
	Occupation	Industry									
			(1)								
1945—November 17	—	184	3,269	4,326	13	165	172	197	3,434	4,498	
1946 Annual Average	—	227	3,465	4,652	13	139	143	239	3,604	4,794	
1947—March 1	—	187	3,634	4,565	21	136	141	208	3,770	4,706	
May 31	—	254	3,658	4,821	8	89	91	262	3,747	4,912	
August 16	247	283	3,709	5,008	8	71	73	291	3,780	5,081	
November 8	255	284	3,779	4,847	12	82	87	296	3,861	4,934	
Annual Average	—	252	3,695	4,810	12	94	98	264	3,789	4,908	
1948—February 21	227	219	3,704	4,669	33	149	156	252	3,853	4,825	
June 5	260	295	3,762	4,948	7	80	82	302	3,842	5,030	
September 4	304	323	3,795	5,042	8	65	67	331	3,860	5,109	
November 20	288	317	3,872	4,858	17	101	106	334	3,973	4,964	
Annual Average	270	289	3,783	4,879	16	99	103	305	3,882	4,982	
1949—March 5	258	251	3,744	4,700	47	192	199	298	3,936	4,899	
June 4	350	350	3,895	5,018	16	101	103	366	3,996	5,121	
August 20	343	362	3,920	5,155	15	95	98	377	4,015	5,253	
October 29	341	319	3,914	4,953	20	123	133	339	4,037	5,086	
Annual Average	323	320	3,868	4,956	25 ⁽³⁾	128	133	345	3,996	5,089	
1950—March 4	255	254	3,780	4,717	71	279	290	325	4,059	5,007	
June 3 ⁽²⁾	346	336	3,985	5,022	30	128	129	366	4,113	5,151	
August 19	369	371	3,972	5,115	15	93	95	386	4,065	5,210	
November 4	355	357	4,027	4,989	21	104	109	378	4,131	5,098	
Annual Average	331	330	3,941	4,986	34	151	156	364	4,092	5,116	

TABLE 45.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION
OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK,
CANADA, MARCH, 1949 — 1950.

Week Ending	Percentage of Workers, by Number of Hours worked per Week					Average Number of Hours Worked ⁽¹⁾	Total Number of Hours Worked per Week (In Thousands)
	Less than 15	15-34	35-44	45-54	More than 54		
1949							
March 5	8.4	7.2	46.0	33.2	5.2	40	9,940
June 4	3.4	4.8	41.5	38.6	11.7	44	15,295
August 20	4.1	5.1	40.6	38.0	12.2	44	15,747
October 29	4.0	7.2	44.0	36.9	7.9	42	13,462
Annual Average	4.7	5.9	42.8	37.0	9.6	43	13,600
1950							
March 4	12.4	11.8	45.7	25.7	4.4	37	9,271
June 3	3.7	5.5	48.5	34.8	7.5	42	14,213
August 19	4.1	5.7	46.1	34.6	9.5	43	15,805
November 4	3.4	6.7	50.1	33.3	6.5	42	15,065
Annual Average	5.9	7.4	47.6	32.1	7.0	41	13,530

(1) For qualitative note (see p.120).

TABLE 46.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, (1) 1945 — 1950.

Period	Building Industry			Indexes of Employment (1939=100)	
	Number of Persons Employed	Aggregate Weekly Payroll \$000	Average Weekly Earnings \$	Building Industry	Non-Agri- cultural Industries
1945					
Annual Average	44,932	1,533	34.03	163.9	153.7
1946					
Annual Average	65,386	2,230	33.97	234.6	152.1
1947					
Annual Average	88,124	3,322	37.41	306.9	165.0
1948					
Annual Average	100,726	4,192	41.41	342.3	171.9
1949—January	103,872	4,107	39.56	341.4	172.2
February	100,599	4,440	44.15	329.3	167.4
March	97,634	4,402	45.11	318.5	165.9
April	99,680	4,483	45.00	325.4	164.8
May	104,913	4,697	44.79	342.0	166.1
June	111,243	4,767	42.87	363.9	170.9
July	120,113	5,191	43.23	398.9	174.7
August	126,304	5,629	44.81	412.9	175.4
September	130,730	5,913	45.27	427.7	177.5
October	131,332	6,059	45.92	429.0	177.6
November	131,233	6,029	45.94	428.0	177.4
December	127,777	5,867	45.82	414.0	177.3
Annual Average	115,453 ⁽²⁾	5,133 ⁽²⁾	44.37	377.6	172.3 ⁽²⁾
1950—January	110,310	4,423	39.97	357.6	170.3
February	101,836	4,524	44.62	332.7	164.4
March	99,573	4,604	46.23	325.1	163.8
April	103,280	4,832	46.77	340.3	165.0
May	109,596	5,158	47.14	358.5	165.7
June	120,691	5,544	45.88	396.1	172.4
July	129,774	6,067	46.67	426.6	177.6
August	134,027	6,225	46.54	441.1	179.5
September	138,437	6,512	47.07 ⁽²⁾	452.2 ⁽²⁾	181.1 ⁽²⁾
October	136,193	6,558	48.16	443.6	183.8
November	135,878	6,603	48.54	445.2	185.3
December	133,935	6,481	48.39	436.2	186.6
Annual Average	121,275	5,628	47.25	396.3	174.6

(1) As reported by employers with 15 or more employees.

(2) Revised.

TABLE 47.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA,⁽¹⁾
1945 — 1950.

Period	Number of Hourly ⁽²⁾ Wage-Earners	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (Thousands)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945					
Annual Average	33,770	40.4	1,364	80.9	32.68
1946					
Annual Average	52,899	38.7	2,057	83.4	32.28
1947					
Annual Average	72,738	39.2 ⁽³⁾	2,867	91.0	35.67 ⁽³⁾
1948					
Annual Average	82,341	39.9	3,296	100.9	40.26 ⁽³⁾
1949—					
January	82,101	35.6	2,925	105.7	37.63
February	79,594	39.6	3,148	108.9	43.12
March	77,166	40.8	3,145	108.0	44.06
April	79,519	40.5	3,221	108.9	44.10
May	84,041	40.4	3,391	108.5	43.83
June	90,412	38.6	3,493	107.0	41.30
July	100,133	39.1	3,914	107.2	41.92
August	104,011	41.1	4,270	106.7	43.85
September	108,191	41.1	4,448	107.8	44.31
October	108,416	41.5	4,499	108.2	44.90
November	108,114	41.2	4,490	109.0	44.91
December	103,372	40.9	4,229	109.2	44.66
Annual Average	93,756 ⁽³⁾	40.1 ⁽³⁾	3,764	107.9	43.27 ⁽³⁾
1950—					
January	88,573	34.6	3,061	108.9	37.68
February	81,166	38.6	3,132	110.7	42.73
March	79,099	40.0	3,166	111.7	44.68
April	83,307	40.2	3,345	112.4	45.18
May	87,809	40.1	3,510	113.9	45.67
June	98,415	39.4	3,877	112.4	44.29
July	106,953	40.5	4,333	112.2	45.44
August	111,130	40.2	4,470	112.5	45.23
September	113,023	40.2 ⁽³⁾	4,554	114.1	45.87 ⁽³⁾
October	112,221	40.6	4,561	115.8	47.01
November	111,865	40.2	4,518	117.1	47.31
December	108,523	40.2	4,360	117.6	47.28
Annual Average	98,507	39.6	3,907	113.3	44.86

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour.

(3) Revised.

TABLE 48.— LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND
TOTAL LABOUR INCOME, CANADA, ⁽¹⁾
1945 — 1950.

Period	Construction Labour Income \$ Millions		Total Labour Income \$ Millions	
	Current Dollars	Constant Dollars	Current Dollars	Constant Dollars
1945.....	180	180	4,920	4,920
1946.....	295	285	5,321	5,141
1947.....	399	352	6,212	5,478
1948.....	480	369	7,113	5,479
1949— January.....	35	26	607	454
February.....	34	25	605	453
March.....	35	26	606	455
1st Quarter.....	104	77	1,818	1,362
April.....	39	29	610	458
May.....	42	31	622	466
June.....	46	34	645	480
2nd Quarter.....	127	94	1,877	1,404
July.....	49	36	649	478
August.....	51	37	658	483
September.....	53	39	662	487
3rd Quarter.....	153	112	1,969	1,448
October.....	52	38	663	488
November.....	50	37	661	489
December.....	41	30	642	475
4th Quarter.....	143	105	1,966	1,452
Total, 1949.....	527	388	7,630	5,666
1950— January.....	37	27	620	460
February.....	37	27	625	462
March.....	39	28	633	462
1st Quarter.....	113	82	1,878	1,384
April.....	41	30	642	468
May.....	48	35	659	480
June.....	52	38	683	493
2nd Quarter.....	141	103	1,984	1,441
July.....	54	39	691	493
August.....	56	40	686	486
September.....	56	39	716	504
3rd Quarter.....	166	118	2,093	1,483
October.....	55	38	723	505
November.....	53	37	733	513
December.....	43	30	703	491
4th Quarter.....	151	105	2,159	1,509
Total, 1950.....	571	408	8,114	5,817

(1) For coverage (see p. 120).

TABLE 49.— UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
CANADA, DECEMBER, 1944 — 1950.

As at Date of Reporting Closest to End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants
1944																		
December	566	127	1,416	2,070	324	915	119	48	554	367	288	260	3,267	3,787	1,915	597	5,182	4,384
1945																		
Annual Average	787	157	3,911	2,897	1,244	1,207	183	60	588	615	701	354	7,497	5,289	4,305	1,603	11,802	6,892
1946																		
Annual Average	793	168	2,428	4,760	493	2,067	179	62	279	1,146	428	663	4,591	8,865	2,638	2,199	7,229	11,064
1947																		
Annual Average	622	174	1,928	4,263	296	1,769	175	40	351	508	338	610	3,710	7,363	4,419	4,858	8,129	12,221
1948																		
Annual Average	411	265	1,715	6,081	246	1,825	200	62	268	532	183	785	2,375	8,929	1,902	6,334	4,426	15,884
1949																		
Annual Average	223	564	542	10,049	206	2,413	181	122	137	917	128	1,269	1,417	15,400	940	10,096	2,357	25,496
1950																		
January	89	1,695	64	27,265	29	6,512	20	577	31	1,756	53	3,872	286	41,677	161	23,936	447	65,613
February	58	1,969	161	27,678	43	5,925	32	580	38	2,075	51	3,988	383	42,215	188	24,678	571	66,893
March	105	1,867	176	28,017	80	5,612	47	520	62	2,390	89	3,862	561	42,268	462	28,200	1,023	70,468
April	221	1,040	473	20,589	313	3,375	48	316	100	2,231	165	2,796	1,320	30,347	1,354	21,773	2,637	52,120
May	298	519	772	9,928	499	1,275	91	150	99	1,584	190	1,504	1,949	14,960	1,840	10,806	3,716	25,766
June	369	292	698	5,320	355	813	188	87	187	914	145	890	1,942	8,316	1,638	6,706	3,560	15,022
July	311	162	748	3,120	190	713	200	35	241	570	187	540	1,877	5,141	1,855	4,500	3,732	9,641
August	298	165	626	3,085	117	680	219	34	193	421	188	480	1,641	4,862	1,970	4,017	3,611	8,879
September	252	131	827	2,991	182	945	216	31	209	379	196	435	1,882	4,906	3,946	3,364	5,828	8,270
October	383	143	628	3,680	61	1,718	167	56	202	390	163	544	1,604	6,531	2,136	4,304	3,740	10,835
November	320	406	422	7,189	46	3,072	54	136	159	585	99	1,312	1,100	12,700	758	7,845	1,858	20,545
December	148	774	151	14,159	16	4,573	22	282	124	819	48	2,247	509	22,854	233	13,405	742	36,259
Annual Average	238	763	478	12,752	161	2,934	109	234	137	1,176	131	1,872	1,254	19,731	1,368	12,794	2,622	32,525

TABLE 50.— UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION
MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, (1)
1939 — 1950.

Period	Bricklayers, Masons and Plasterers	Carpenters and Joiners	Painters, Decorators and Paperhangers	Plumbers and Steamfitters	Electricians	Other Construction Workers	All Construction Workers
1939	37.5	28.0	34.8	21.1	7.4	46.6	29.1
1940	29.2	18.0	16.0	12.2	2.8	27.8	18.2
1941	20.9	13.2	6.4	4.0	4	16.7	11.4
1942	16.8	8.1	3.7	3.4	4	9.7	7.6
1943	8.8	4.8	7	1.1	0	4.9	4.0
1944	8.1	3.0	8	1.4	.5	1.9	2.7
1945	3.1	1.5	1.3	2.7	1.6	1.6	1.8
1946	2.5	2.1	2.1	1.0	3.2	1.7	1.8
1947	1.5	4.9	2.5	4	6	2.7	3.2
1948	2.3	7.0	2.4	1.9	1.5	5.7	4.8
1949							
March	8.6	17.0	5.3	4.9	4.2	12.6	11.4
June	1.1	5.8	1	4.0	3.5	9.1	4.3
September	3	6.5	2.4	3.6	1.0	4.4	4.6
December	8.2	19.8	20.2	5.4	4.3	17.3	15.0
Annual Average	4.5	12.3	7.0	4.5	3.2	10.8	8.8
1950							
March	13.5	22.1	6.8	10.3	6.3	21.9	15.8
June	1.8	4.2	4	4.9	1.5	8.4	4.2
September ⁽²⁾	2	4.9	2.1	2.8	6	3.6	3.6
December ⁽²⁾	7.2	16.8	18.0	4.4	1.5	15.7	13.9
Annual Average ⁽²⁾	5.8	12.0	6.8	5.6	2.5	12.4	9.4

(1) For coverage (see p. 121).

(2) Estimated (see p. 121).

TABLE 51. — NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA,
1942 — 1950.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers ⁽¹⁾	Total Construction Workers
1942	— (2)	— (2)	— (2)	— (2)	— (2)	— (2)	— (2)	2,313
1943	— (2)	— (2)	— (2)	— (2)	— (2)	— (2)	— (2)	4,512
1944	532	5,396	1,259	67	906	695	646	9,501
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625
1948	1,375	24,425	7,728	411	2,796	2,561	4,988	44,284
1949	2,757	36,224	10,866	1,351	4,226	4,384	7,933	67,741
1950								
January	610	8,752	1,994	400	782	642	1,798	14,978
February	752	8,244	1,506	394	1,066	742	1,576	14,280
March	338	3,176	628	148	690	418	626	6,024
1st Quarter	1,700	20,172	4,128	942	2,538	1,802	4,000	35,282
April	180	2,052	446	106	592	440	344	4,160
May	116	1,464	294	72	406	366	342	3,060
June	52	604	212	28	186	216	198	1,496
2nd Quarter	348	4,120	952	206	1,184	1,022	884	8,716
July	44	472	112	14	92	156	148	1,038
August	22	512	288	4	88	160	138	1,212
September	36	732	396	10	102	148	180	1,604
3rd Quarter	102	1,716	796	28	282	464	466	3,854
October	44	872	654	30	130	176	296	2,202
November	122	2,280	1,434	76	192	254	686	5,044
December	258	4,360	1,560	158	292	176	1,172	7,976
4th Quarter	424	7,512	3,648	264	614	606	2,154	15,222
Total, 1950	2,574	33,520	8,524	1,440	4,618	3,894	7,504	63,074

1. Comprises foremen, inspectors, managers, structural iron workers, and other construction occupations.

(2) Not available.

TABLE 52.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,
BY NUMBER IN TRAINING, CANADA, 1945 — 1950.⁽¹⁾

Trade and Type of Training	Dec. 31, 1945	Dec. 31, 1946	Dec. 31, 1947	Dec. 31, 1948	Dec. 31, 1949	Dec. 31, 1950
Bricklaying						
Vocational.....	129	386	133	2	—	—
Apprenticeship.....	77	263	677	573	358	333
Sub-total.....	206	649	810	575	358	333
Carpentry						
Vocational.....	729	1,103	177	23	—	—
Apprenticeship.....	291	1,021	1,566	1,365	1,047	1,070
Sub-total.....	1,020	2,124	1,743	1,388	1,047	1,070
Painting and Decorating						
Vocational.....	133	206	16	—	—	—
Apprenticeship.....	67	443	323	230	167	179
Sub-total.....	200	649	339	230	167	179
Plastering						
Vocational.....	48	34	7	1	—	—
Apprenticeship.....	36	129	237	245	252	257
Sub-total.....	84	163	244	246	252	257
Plumbing and Steam Fitting						
Vocational.....	303	410	71	3	—	—
Apprenticeship.....	395	1,097	1,601	1,704	1,613	1,415
Sub-total.....	698	1,507	1,672	1,707	1,613	1,415
Electrical						
Vocational.....	706	834	215	34	—	—
Apprenticeship.....	470	1,017	1,373	1,336	1,289	1,404
Sub-total.....	1,176	1,851	1,588	1,370	1,289	1,404
Sheet Metal						
Vocational.....	238	131	20	—	—	—
Apprenticeship.....	193	409	636	571	519	622
Sub-total.....	431	540	656	571	519	622
All Trades						
Vocational.....	2,286	3,104	639	63	—	—
Apprenticeship.....	1,529	4,379	6,413	6,024	5,215	5,280
Total.....	3,815	7,483	7,052	6,087	5,245	5,280

(1) Apprenticeship figures do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.

TABLE 53.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,
1939 — 1950.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1939 ⁽¹⁾	8	35	20	6	13	20	17	119	6	125
1940 ⁽¹⁾	6	58	16	3	11	21	6	121	15	136
1941 ⁽¹⁾	5	59	12	4	11	16	4	111	10	121
1942 ⁽¹⁾	6	74	9	1	14	22	1	127	11	138
1943 ⁽¹⁾	5	106	13	0	25	18	6	300	6	306
1944 ⁽¹⁾	10	166	22	1	34	27	5	265	0	265
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947	164	778	241	55	164	653	141	2,196	671	2,867
1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949	413	809	225	76	141	581	72	2,317	969	3,286
1950										
January	10	23	8	1	0	22	7	71	11	82
February	19	42	6	3	3	31	3	107	19	126
March	32	56	14	4	6	30	3	145	18	163
1st Quarter	61	121	28	8	9	83	13	323	48	371
April	26	59	17	6	12	43	4	167	22	189
May	36	78	24	3	9	42	7	199	34	233
June	17	53	20	3	16	36	1	146	152	298
2nd Quarter	79	190	61	12	37	121	12	512	208	720
July	22	36	13	4	11	33	2	121	63	184
August	16	39	12	2	9	25	0	103	17	120
September	15	40	7	3	2	20	0	87	15	102
3rd Quarter	53	115	32	9	22	78	2	311	95	406
October	22	46	13	2	10	25	2	120	36	156
November	61	83	23	2	9	27	6	211	42	253
December	27	84	17	4	11	35	5	183	19	202
4th Quarter	110	213	53	8	30	87	13	514	97	611
Total, 1950	303	639	174	37	98	369	40	1,660	448	2,108

(1) Estimated from fiscal year figures.

TABLE 54.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA,
1948—1950⁽¹⁾

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Other Skilled Construction Workers	Total Skilled Construction Workers
1948	118	366	112	30	85	141	54	48	954
1949									
1st Quarter	19	95	33	4	27	32	13	11	234
2nd Quarter	13	74	35	7	23	40	8	11	211
3rd Quarter	17	68	31	6	14	40	11	14	201
October	8	20	7	6	7	8	4	5	65
November	5	29	6	4	6	8	5	4	67
December	1	11	10	1	3	5	2	4	37
4th Quarter	14	60	23	11	16	21	11	13	169
Total, 1949	63	297	122	28	80	133	43	49	815
1950									
January	5	15	9	0	4	4	0	4	41
February	8	28	4	8	10	11	6	3	78
March	2	23	9	2	2	8	1	5	52
1st Quarter	15	66	22	10	16	23	7	12	171
April	5	26	9	4	8	10	4	4	70
May	5	26	10	3	8	9	0	2	63
June	7	30	6	3	3	4	10	4	67
2nd Quarter	17	82	25	10	19	23	14	10	200
July	9	20	5	3	6	6	4	6	59
August	6	23	6	4	2	12	4	5	62
September	7	19	11	7	9	12	3	5	73
3rd Quarter	22	62	22	14	17	30	11	16	194
October	11	34	12	8	4	8	3	8	88
November	6	13	11	4	5	10	3	—	52
December	4	19	9	2	2	9	6	—	51
4th Quarter	21	66	32	14	11	27	12	8	191
Total, 1950	75	276	101	48	63	103	44	46	756

TABLE 55.—STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY AND IN ALL INDUSTRIES,
CANADA, 1939 — JANUARY, 1951.

Period	The Building Industry				All Industries			
	Number of Strikes	Number of Estab- lishments	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Estab- lishments	Number of Workers	Time Lost in Working Days
1939.....	3	42	149	295	122	243	41,038	224,588
1940.....	6	21	508	1,398	168	894	60,619	266,318
1941.....	13	212	3,384	9,365	231	658	87,021	433,914
1942.....	22	27	2,872	3,420	354	492	113,916	450,202
1943.....	4	4	397	1,186	402	651	218,404	1,041,198
1944.....	6	50	427	1,212	199	400	75,290	490,139
1945.....	5	12	325	2,848	197	418	96,068	1,457,420
1946.....	12	76	892	6,535	228	1,299	139,474	4,516,393
1947.....	32	391	6,057	44,262	236	1,173	104,120	2,397,340
1948.....	18	257	3,322	39,546	154	674	42,820	885,793
1949.....	12	185	3,002	30,820	129	509	48,639	1,031,139
1950 ⁽¹⁾								
January.....	1	37	375	7,000	5	66	769	9,848
February.....	1	31	375	6,000	10	30	2,881	11,400
March.....	1	31	228	5,000	13	22	4,604	9,954
April.....	1	31	228	3,000	10	10	1,735	4,690
May.....	2	1	163	500	12	13	1,995	12,330
June.....	2	10	144	425	17	24	1,678	7,847
July.....	4	49	1,332	5,636	18	67	4,930	30,716
August.....	1	—	200	600	8	14	127,933	1,021,535
September.....	0	—	—	—	11	11	13,125	16,366
October.....	0	—	—	—	13	17	11,933	19,623
November.....	1	1	40	240	8	17	11,663	8,790
December.....	1	2	29	75	6	9	1,138	3,098
Total, 1950 ⁽¹⁾	15	193	3,114	28,476	131	304	184,384	1,156,197
1951								
January.....	4	13	105	217	17	32	6,253	17,763

(1) Since some strikes overlap from one month into another, annual totals of the number of strikes, number of establishments, and of the number of workers involved, need not equal the sums of the respective monthly figures.

SECTION 7

BUILDING COSTS

TABLE 56.—INDEXES OF WHOLESALE PRICES, OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1939—JANUARY, 1951.
(1939 = 100)

Period	Lumber and its Products	Cement, Gravel, and Sand	Brick, Tile, and Stone	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Index Residential Building Materials	Composite Index All Construction Materials
1939	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1940	113.5	105.6	108.8	118.5	100.3	106.0	103.4	104.6	104.4	107.8	106.6
1941	132.7	105.4	108.1	140.1	103.4	114.0	111.3	106.4	107.6	119.8	119.6
1942	146.0	107.2	112.1	151.1	105.4	118.5	116.5	107.7	112.4	128.0	128.4
1943	163.3	107.7	116.4	153.7	105.4	125.0	116.5	107.7	112.7	136.0	135.1
1944	179.6	108.3	118.2	150.8	105.4	130.6	116.5	107.7	112.7	143.3	141.9
1945	182.4	108.6	119.8	146.3	105.4	130.2	118.6	108.8	121.8	145.0	141.9
1946	192.7	108.5	124.5	148.4	104.8	140.4	123.5	114.2	120.8	151.0	149.5
1947	230.7	116.8	137.3	174.5	107.9	165.5	141.0	143.9	136.7	176.4	185.5
1948	291.5	130.1	147.2	188.3	117.4	193.6	163.4	165.8	155.1	212.6	218.0
1949	307.2	135.1	155.3	184.8	119.0	185.1	174.9	169.3	167.2	222.9	224.8
1950—January	305.6	136.7	161.6	180.1	115.5	187.2	174.9	171.3	166.2	222.2	224.5
February	305.8	137.1	161.6	178.4	115.5	191.6	174.9	171.3	164.4	222.3	226.9
March	304.9	137.1	161.6	178.4	115.5	194.5	174.2	171.3	164.4	221.9	228.7
April	304.3	137.6	161.6	178.4	115.5	203.2	174.6	171.3	167.1	222.1	229.8
May	310.4	137.7	161.6	173.0	115.5	223.5	174.7	174.9	168.5	225.5	233.6
June	325.6	137.4	161.6	173.0	115.5	235.2	174.8	184.2	170.6	232.9	243.5
July	338.4	140.2	161.6	173.5	116.2	260.2	174.9	184.2	172.9	239.7	249.9
August	341.8	140.2	169.3	182.3	116.2	269.0	174.9	184.2	173.1	242.0	253.1
September	353.3	140.3	180.2	183.6	120.7	280.6	183.1	180.4	181.1	250.4	264.3
October	362.8	143.4	180.2	183.6	120.7	228.2	184.2	187.3	183.0	253.7	261.0
November	367.5	143.4	180.2	186.4	120.7	213.7	184.2	186.0	183.3	255.3	259.6
December	369.7	144.7	180.2	187.3	120.7	225.6	185.1	186.0	183.8	257.1	262.2
Annual Average	332.5	139.7	168.4	179.8	117.4	226.0	177.9	180.2	173.2	237.1	244.8
1951—January	380.1	145.1	180.2	199.2	125.3	240.2	186.9	193.0	186.6	263.5	274.1

TABLE 57.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA, (1)

1939 — 1950.

(1939 = 100)

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Unskilled Construction Workers	All Construction Workers	Construction Workers (Including Holiday Pay Allowances)	All Industries (Including Holiday Pay Allowances)
1939	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1940	103.6	105.1	104.5	105.7	104.4	107.0	103.8	104.8	104.5	104.5	103.9
1941	109.4	112.9	111.0	110.7	113.1	112.3	113.8	108.4	111.6	111.6	113.1
1942	112.9	119.2	117.1	113.6	118.4	118.0	116.3	125.4	118.6	118.6	122.5
1943	118.9	127.6	127.9	121.3	122.9	125.5	125.3	142.6	127.7	127.7	133.7
1944	120.4	129.0	129.3	122.6	123.6	126.3	125.3	148.1	129.6	130.4	138.8
1945	122.4	131.4	131.4	125.7	124.9	129.0	125.3	150.5	131.1	132.0	151.5
1946	134.0	144.4	143.1	136.1	137.0	141.9	141.8	160.0	143.9	145.1	156.5
1947	154.1	156.4	150.8	150.0	148.4	148.6	154.4	173.7	155.0	158.6	177.7
1948	172.7	176.1	172.4	178.1	171.3	171.7	169.6	197.4	176.3	180.4	200.3
1949	178.0	182.7	183.7	184.5	182.2	179.2	177.0	203.6	184.2	188.4	209.8
1950	178.0	182.7	184.2	184.5	182.2	179.2	181.4	203.6	184.4	188.6	211.3
January	178.3	182.7	184.2	184.5	182.2	179.2	181.4	206.7	184.4	188.6	211.7
February	178.3	182.7	184.2	184.5	182.2	179.2	181.4	206.7	184.4	188.6	212.1
March	179.3	182.7	184.2	184.5	182.2	181.6	184.8	206.7	188.9	193.2	212.5
April ⁽²⁾	185.6	190.5	184.2	186.8	183.3	185.0	184.8	212.3	190.2	194.5	212.9
May ⁽²⁾	185.6	190.5	184.5	189.0	184.5	185.0	184.8	212.3	190.2	194.5	213.2
June ⁽²⁾	185.6	190.5	184.5	190.0	184.5	186.6	186.2	212.3	191.3	195.7	213.7
July ⁽²⁾	185.6	191.7	191.2	193.7	185.7	189.9	187.5	216.1	192.2	196.6	214.1
August ⁽²⁾	187.1	192.3	191.7	194.2	186.8	191.0	191.2	216.1	193.0	197.4	214.4
September ⁽²⁾	187.9	192.6	191.7	194.2	186.8	191.0	191.2	216.4	193.3	197.7	215.2
October ⁽²⁾	189.0	193.8	192.0	194.2	186.8	191.0	191.2	216.4	193.9	198.4	215.9
November ⁽²⁾	189.0	193.8	192.0	194.2	186.8	191.0	191.2	216.4	193.9	198.4	216.8
December ⁽²⁾	189.0	193.8	192.0	194.2	186.8	191.0	191.2	216.4	193.9	198.4	216.8
Annual Average	184.1	188.9	187.4	189.5	184.5	185.8	186.4	211.8	190.0	194.3	213.7

(1) For source and details of compilation (see p.123).

(2) Preliminary.

TABLE 58. - COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES AND INDEXES OF COST OF LIVING AND RENT, 1939 — JANUARY, 1951.
(1939 = 100)

Period	Residential Building Materials and Wage Rates ⁽¹⁾	All Construction Materials and Wage Rates ⁽¹⁾	All Commodities	Cost of Living	Rent
1939	100.0	100.0	100.0	100.0	100.0
1940	106.4	105.7	109.9	104.0	102.4
1941	116.4	116.3	119.4	110.0	105.4
1942	124.1	124.4	126.8	115.3	107.2
1943	132.5	132.0	132.6	116.7	107.4
1944	137.6	137.1	135.9	117.1	107.8
1945	139.2	137.8	137.4	117.7	108.0
1946	148.0	147.7	144.2	121.8	108.6
1947	168.3	173.6	171.3	133.5	112.4
1948	195.2	198.3	203.1	152.7	116.3
1949—January	207.0	208.7	211.3	157.2	117.2
February	207.2	208.7	209.7	157.1	117.2
March	206.8	209.4	209.0	156.8	117.2
April	207.1	209.2	208.9	156.9	117.9
May	207.5	208.7	207.4	157.0	117.9
June	207.4	208.3	207.3	158.1	117.9
July	207.8	208.4	206.2	159.7	118.9
August	206.9	207.4	206.1	160.4	118.9
September	207.4	207.0	206.1	159.9	119.4
October	207.9	208.1	208.4	159.8	119.4
November	207.5	208.3	208.2	159.3	119.4
December	207.5	209.2	207.6	159.0	120.4
Annual Average	207.3	208.5	208.1	158.4	118.5
1950—January	208.2	209.5	208.4	158.6	120.4
February	208.2	210.9	209.5	159.2	120.4
March	208.0	211.9	211.3	161.3	127.8
April	210.0	214.5	212.3	161.6	127.8
May	212.6	217.3	214.6	161.6	127.8
June	216.9	223.1	218.8	163.0	127.8
July	221.4	227.3	221.3	165.0	130.0
August	223.1 ⁽²⁾	229.5 ⁽²⁾	223.5	166.0	130.0
September	228.3 ⁽²⁾	236.4 ⁽²⁾	230.2	167.3	130.5
October	230.3 ⁽²⁾	234.6 ⁽²⁾	228.9	168.2	130.5
November	231.6	234.2	230.8	168.2	131.4
December	232.6	235.6	233.0	168.6	131.4
Annual Average	219.3	223.7	220.2	164.1	128.0
1951—January	236.4	242.5	239.0	170.0	131.4

(1) For weighting and method of compilation (see p. 123). preliminary.

(2) Revised.

Data for the period April — December, .

TABLE 59.—PERCENTAGE DISTRIBUTION OF NEW COMPLETED HOUSING UNITS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946 — 1950.

Period of Completion	Number of Months under Construction ⁽¹⁾					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	—	—	—	—	—	11.0
1947	—	—	—	—	—	8.0
1948	20	32	27	12	9	6.5
1949						
January	12	39	36	4	9	7.0
February	10	35	38	10	7	7.3
March	3	31	49	11	6	7.9
April	6	28	41	19	6	7.9
May	8	25	41	20	6	8.0
June	20	16	42	15	7	7.4
July	29	16	29	16	10	7.3
August	31	27	15	14	13	6.9
September	30	43	8	10	9	5.9
October	21	53	10	8	8	6.1
November	25	46	14	4	11	6.3
December	17	45	27	3	8	6.5
Annual Average	18	34	29	11	8	7.6
1950						
January	15	41	31	3	10	6.8
February	8	47	27	8	10	7.2
March	6	41	40	9	4	7.0
April	5	36	40	15	4	7.7
May	8	26	39	15	11	8.5
June	17	24	35	15	9	7.9
July	32	18	21	18	12	7.0
August	33	26	14	14	12	6.4
September	25	41	13	14	7	6.2
October	19	51	11	8	11	6.5
November	21	49	13	4	13	6.7
December	18	43	24	2	13	7.7
Annual Average	17	37	26	10	10	7.1

(1) Not available for 1946 and 1947.

SECTION 8.

BUILDING INDUSTRIES AND REAL ESTATE OPERATIONS

TABLE 60.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1939 — 1950.

Period	Construction Industry			Building Material Industries			All Industries		
	Number of Bankruptcies ⁽¹⁾	Assets \$'000	Liabilities \$'000	Number of Bankruptcies ⁽¹⁾	Assets \$'000	Liabilities \$'000	Number of Bankruptcies ⁽¹⁾	Assets \$'000	Liabilities \$'000
1939	58	401	688	17	258	361	1,109	12,212	15,946
1940	72	672	942	12	160	173	1,003	10,433	13,184
1941	91	538	1,202	14	192	279	918	6,600	9,471
1942	73	526	770	13	414	364	725	7,715	10,709
1943	53	393	576	10	378	523	416	2,275	4,676
1944	32	211	425	8	67	169	273	2,112	4,203
1945	56	248	645	12	105	290	264	1,650	3,792
1946	35	358	580	3	41	56	269	3,411	5,984
1947	53	581	1,102	29	878	1,107	509	6,994	11,107
1948	73	679	1,375	25	1,286	1,309	799	12,849	18,151
1949	68	1,158	1,775	55	2,550	3,281	1,045	18,616	27,058
1950 ⁽²⁾									
1st Quarter	25	437	752	15	957	937	351	4,671	7,203
2nd Quarter	32	349	675	6	76	196	281	4,986	7,183
3rd Quarter ⁽³⁾	22	176	329	5	127	213	234	4,985	7,915
4th Quarter	35	467	794	7	130	173	285	4,573	6,805
Total, 1950	114	1,429	2,550	33	1,290	1,519	1,151	19,215	29,106

(1) (See p. 124).

(2) Preliminary.

(3) Revised.

TABLE 61.— FINANCIAL STATISTICS, SUMMARY STATEMENT, TWELVE REAL ESTATE COMPANIES, CANADA, 1939 — 1949.
(In Dollars)

PROFIT STATISTICS

	1939	1940	1941	1942	1943	1944
1. Gross Operating Revenue	513,024	472,950	488,373	506,665	514,654	517,326
2. Less Operating Expense	310,343	284,293	295,175	300,404	294,126	296,525
3. Less Depreciation	87,322	77,797	74,487	96,250	101,550	110,565
4. Net Operating Revenue	115,359	110,860	118,711	110,011	118,978	110,236
5. Non-Operating Income	8,498	9,680	11,327	12,824	14,510	14,788
6. Less Bond Interest	168,351	152,804	159,203	147,245	133,886	129,392
7. Less Income Tax	404	1,263	3,054	2,499	7,228	7,252
8. Net Income Available	44,898	33,527	32,219	26,909	7,626	11,626
9. Less Cash Dividends	1,284	801	1,251	1,144	8,944	10,444
10. Undistributed Income	46,182	34,328	33,470	28,053	16,570	22,061

BALANCE SHEET

	1939	1940	1941	1942	1943	1944
ASSETS						
1. Current Assets	104,860	121,626	110,181	133,842	165,153	192,452
2. Land and Building Net	3,496,709	3,426,946	3,357,168	3,285,583	3,199,782	3,099,438
3. Investments	110,037	119,815	146,185	149,960	183,309	58,677
4. Miscellaneous Assets	49,442	65,263	64,519	70,116	54,006	51,170
5. Deficit	883,410	915,282	946,009	961,040	958,068	962,323
Total	4,644,458	4,648,932	4,624,062	4,600,541	4,560,318	4,364,060
LIABILITIES						
1. Current Liabilities	447,415	468,654	487,125	511,040	551,635	549,585
2. Miscellaneous Liabilities	10,449	12,990	15,060	17,572	18,290	19,009
3. Funded Debt	3,264,153	3,216,455	3,162,406	3,101,458	3,020,209	2,690,999
4. Capital Stock	624,044	642,044	642,044	639,904	639,904	639,904
5. Capital Surplus	296,606	301,447	305,379	314,092	309,909	441,686
6. Sinking Fund and General Reserves	1,791	7,342	12,048	16,475	20,371	22,877
Total	4,644,458	4,648,932	4,624,062	4,600,541	4,560,318	4,364,060

OPERATING RATIOS

	1939	1940	1941	1942	1943	1944
1. Operating Expense to Gross Operating Revenue						
(1) Excluding Depreciation	60.5	60.1	60.4	59.3	57.2	57.3
(2) Including Depreciation	77.5	76.6	75.7	78.3	76.9	78.7
2. Gross Operating Revenue to						
(1) Fixed Assets	14.7	13.8	14.5	15.4	16.1	16.7
(2) Share Capital	82.2	73.7	76.1	79.2	80.4	80.8
3. Net Income to Share Capital	7.2	5.2	5.0	4.2	1.2	1.8

TABLE 61.—FINANCIAL STATISTICS, SUMMARY STATEMENT, TWELVE REAL
ESTATE COMPANIES, CANADA, 1939 — 1949 — *Concluded*.
(In Dollars)

PROFIT STATISTICS

	1945	1946	1947	1948	1949
1. Gross Operating Revenue	528,010	533,940	554,841	584,444	686,187
2. Less Operating Expense	301,104	313,563	340,736	343,444	415,315
3. Less Depreciation	112,651	110,174	89,680	91,503	112,451
4. Net Operating Revenue	114,255	110,203	124,425	149,497	158,421
5. Non-Operating Income	9,871	9,254	2,730	1,308	989
6. Less Bond Interest	111,621	113,719	88,994	93,760	90,455
7. Less Income Tax	7,422	10,837	12,669	47,443	50,318
8. Net Income Available	5,083	5,099	25,492	9,602	18,637
9. Less Cash Dividends	9,300	10,584	10,436	12,749	12,749
10. Undistributed Income	4,217	15,683	15,056	3,147	5,888

BALANCE SHEET

	1945	1946	1947	1948	1949
ASSETS					
1. Current Assets	227,042	168,852	140,578	97,996	159,450
2. Land and Building Net	3,037,495	2,975,993	2,917,757	2,863,455	2,756,978
3. Investments	38,566	42,788	39,172	36	36
4. Miscellaneous Assets	61,645	67,103	70,318	72,041	94,804
5. Deficit	752,605	751,415	351,495	201,976	194,849
Total	4,117,353	4,006,151	3,519,320	3,235,504	3,206,117
Liabilities					
1. Current Liabilities	491,018	505,450	221,875	271,216	293,873
2. Miscellaneous Liabilities	19,220	847	830	1,332	2,684
3. Funded Debt	2,575,250	2,452,540	2,252,572	2,059,400	2,004,200
4. Capital Stock	540,037	540,037	446,593	446,593	446,593
5. Capital Surplus	472,629	492,700	587,812	428,016	429,249
6. Sinking Fund and General Reserves	19,199	14,577	9,638	28,947	29,518
Total	4,117,353	4,006,151	3,519,320	3,235,504	3,206,117

OPERATING RATIOS

	1945	1946	1947	1948	1949
1. Operating Expense to Operating Revenue					
(1) Excluding Depreciation	57.0	58.7	61.4	58.8	60.5
(2) Including Depreciation	78.4	79.5	77.6	74.4	76.9
2. Gross Operating Revenue to					
(1) Fixed Assets	17.4	17.9	19.0	20.4	24.9
(2) Share Capital	97.8	98.9	124.2	130.9	153.6
3. Net Income Available to Share Capital	0.9	0.9	5.7	2.2	4.2

TABLE 62.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING
MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,
CANADA, 1939 — 1950.
(1939 = 100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1939.....	100.0	100.0
1940.....	92.2	81.4
1941.....	79.7	70.1
1942.....	75.8	66.2
1943.....	90.6	86.2
1944.....	94.3	86.4
1945.....	118.0	102.7
1946.....	152.2	119.1
1947.....	139.9	108.9
1948.....	138.1	117.5
1949—January.....	145.5	119.8
February.....	142.1	112.1
March.....	139.8	110.1
April.....	142.0	109.4
May.....	138.6	108.3
June.....	133.7	101.4
July.....	139.4	106.8
August.....	142.4	111.1
September.....	145.5	112.1
October.....	154.0	118.3
November.....	161.3	123.8
December.....	166.0	123.3
Annual Average.....	145.8	113.1
1950—January.....	172.0	124.2
February.....	172.6	123.1
March.....	171.8	123.4
April.....	177.8	132.1
May.....	180.1	136.2
June.....	183.5	138.3
July.....	171.0	131.0
August.....	189.9	145.8
September.....	199.4	152.7
October.....	216.2	157.6
November.....	215.0	156.5
December.....	219.3	158.3
Annual Average.....	189.1	139.9

SECTION 9.

NEWFOUNDLAND

TABLE 63.— NUMBER OF BIRTHS, DEATHS, MARRIAGES, AND TOTAL
POPULATION, NEWFOUNDLAND, 1939 — 1950.

Period	Births	Deaths	Marriages	Population ⁽²⁾
1939	8,226	3,502	2,492	298,130
1940	7,937	3,547	2,331	301,482
1941	8,288	3,784	2,684	303,303
1942	8,791	3,802	3,269	307,803
1943	8,861	3,581	2,729	313,022
1944	9,295	3,892	3,000	316,334
1945	11,223	3,346	3,154	321,819
1946	12,033	3,427	3,067	329,776
1947	12,646	3,325	2,917	336,000 ⁽³⁾
1948	11,634	3,108	2,610	342,000 ⁽³⁾
1949	12,280	2,868	2,445	348,000
1950	— ⁽¹⁾	— ⁽¹⁾	— ⁽¹⁾	355,000

(1) Not available.

(2) As at June 1.

(3) Estimated.

TABLE 64.—NUMBER OF NEW HOUSING UNITS STARTED AND UNDER CONSTRUCTION
BY AREA AND COMPLETED BY AREA AND TYPE OF UNIT,
NEWFOUNDLAND, 1949 — 1950.

Period	Starts		Completions							Under Construction (At end of Period)		
	5000 Population and Over	Other Areas	Total	Area		Type of Unit			5000 Population and Over	Other Areas	Total	
				5000 Pop. and Over	Other Areas	One Family	Two Family	Multiple				
												Total
1949 December	---	---	---	---	---	---	---	---	---	---	---	1,334
1950 1st Quarter	63	98	161	49	33	82	0	0	210	1,229	1,439	
2nd Quarter	41	187	228	62	228	290	0	0	189	1,188	1,377	
3rd Quarter	312	835	1,147	94	457	551	0	0	361	1,566	1,927	
4th Quarter	96	337	433	172	621	791	2	0	285	1,403	1,688	
Total, 1950	512	1,578	2,090	377	1,339	1,714	2	0	-	-	-	

TABLE 65.—SELECTED DATA ON PUBLICLY ASSISTED HOUSE-BUILDING,
NEWFOUNDLAND, 1949 — 1950.

Item	Number of Projects	Number of Loans	Number of Units	Amount of Loans \$000
(1) N.H.A. Gross Loans Approved				
1949.....	—	21	21	125.4
1950				
1st Quarter.....	—	1	1	6.5
2nd Quarter.....	—	16	16	105.1
3rd Quarter.....	—	21	21	149.5
4th Quarter.....	—	12	15	99.2
Total, 1950	—	50	53	360.3
(2) Veterans' Rental Projects by C.M.H.C.				
(a) Starts				
1949.....	1	—	50	—
1950.....	0	—	0	—
(b) Completions				
1949.....	0	—	0	—
1950				
1st Quarter.....	1	—	23	—
2nd Quarter.....	1	—	27	—
3rd Quarter.....	0	—	0	—
4th Quarter.....	0	—	0	—
Total, 1950	2	—	50	—
(3) Armed Service Married Quarters by C.M.H.C.				
(a) Starts				
1949.....	1	—	22	—
1950.....	0	—	0	—
(b) Completions				
1949.....	0	—	0	—
1950				
1st Quarter.....	1	—	22	—
2nd Quarter.....	0	—	0	—
3rd Quarter.....	0	—	0	—
4th Quarter.....	0	—	0	—
Total, 1950	1	—	22	—
(4) Section 35				
(a) Starts, 1950.....	1	—	140	—
(b) Completions, 1950.....	0	—	0	—

TABLE 66.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,
BY TYPE OF LOAN, NEWFOUNDLAND, January — December, 1950.

Period	Non-Farm Residential Real Estate						Non-Farm Other Real Estate				Farms				Total	
	New Construction			Existing Property			New Construction		Existing Property		New Construction		Existing Property			
	Number of Loans	Number of Housing Units	Amount of Loans \$000	Number of Loans	Number of Housing Units	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000		
1950																
January	1	1	5	0	—	—	0	—	0	—	0	—	1	5		
February	1	1	7	0	—	—	0	—	0	—	0	—	1	7		
March	0	—	—	1	1	6	0	—	0	—	0	—	1	6		
1st Quarter	2	2	12	1	1	6	0	—	0	—	0	—	3	18		
April	27	27	116	0	—	—	0	—	0	—	0	—	27	116		
May	6	7	35	6	11	58	1	30	1	31	0	—	14	154		
June	12	12	66	2	2	4	0	—	0	—	0	—	14	70		
2nd Quarter	45	46	217	8	13	62	1	30	1	31	0	—	55	340		
July	8	8	38	14	15	50	0	—	0	—	0	—	22	88		
August	12	12	63	2	2	5	0	—	1	4	0	—	15	72		
September	0	—	—	13	14	41	0	—	1	18	0	—	14	59		
3rd Quarter	20	20	101	29	31	96	0	—	2	22	0	—	51	219		
October ⁽¹⁾	14	14	108	8	9	50	0	—	1	8	0	—	23	166		
November ⁽¹⁾	76	77	382	4	7	15	1	15	1	4	0	—	82	416		
December ⁽²⁾	40	41	224	1	7	26	1	5	1	3	0	—	46	258		
4th Quarter	130	132	714	16	23	91	2	20	3	15	0	—	151	840		
Total, 1950	197	200	1,044	54	68	255	3	50	6	68	0	—	260	1,417		

(1) Preliminary.
(2) Estimated.

TABLE 67.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, NEWFOUNDLAND, JANUARY — DECEMBER, 1950.

Period	Life Insurance Companies						Trust and Loan Companies						All Lending Institutions					
	Single Units			Multiple Units			Single Units			Multiple Units			Single Units			Multiple Units		
	No. of Loans	Amount \$000	No. of Loans	No. of Units	Amount \$000	No. of Loans	Amount \$000	No. of Loans	Amount \$000	No. of Loans	No. of Units	Amount \$000	No. of Loans	Amount \$000	No. of Loans	No. of Units	Amount \$000	
1950																		
January	1	5	0	—	—	0	—	0	—	0	—	—	1	5	0	—	—	—
February	1	7	0	—	—	0	—	0	—	0	—	—	1	7	0	—	—	—
March	0	—	0	—	—	0	—	0	—	0	—	—	0	—	0	—	—	—
1st Quarter	2	12	0	—	—	0	—	0	—	0	—	—	2	12	0	—	—	—
April	1	7	0	—	—	26	109	0	—	0	—	—	27	116	0	—	—	—
May	4	30	0	—	—	1	2	1	2	1	2	3	5	32	1	2	3	3
June	6	42	0	—	—	6	24	0	—	0	—	—	12	66	0	—	—	—
2nd Quarter	11	79	0	—	—	33	135	1	2	1	2	3	44	214	1	2	3	3
July	4	27	0	—	—	4	11	0	—	0	—	—	8	38	0	—	—	—
August	8	53	0	—	—	4	10	0	—	0	—	—	12	63	0	—	—	—
September	0	—	0	—	—	0	—	0	—	0	—	—	0	—	0	—	—	—
3rd Quarter	12	80	0	—	—	8	21	0	—	0	—	—	20	101	0	—	—	—
October ⁽¹⁾	11	74	0	—	—	3	34	0	—	0	—	—	14	108	0	—	—	—
November ¹	4	28	1	2	22	71	332	0	—	0	—	—	75	360	1	2	22	22
December ²	7	47	1	1	9	32	168	0	—	0	—	—	39	215	1	1	9	9
4th Quarter	22	149	2	3	31	106	534	0	—	0	—	—	128	683	2	3	31	31
Total, 1950	47	320	2	3	31	147	690	1	2	3			194	1,010	3	5	34	34

(1) Preliminary.
(2) Estimated.

PART III

SOURCES AND EXPLANATORY NOTES

SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S." and "C.M.H.C." respectively.

PART I CHARTS

FIGURE 1.—DWELLINGS STARTED BY AREA AND COMPLETED BY TYPE OF UNIT, CANADA, 1948-1950.

Chart based on data shown in Table 7.

FIGURE 2.—PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS CANADA, QUARTERLY, 1946-1950.

Chart based on data shown in Table 35.

FIGURE 3.—INDEXES OF RESIDENTIAL BUILDING MATERIAL PRICES, WAGE RATES OF CONSTRUCTION WORKERS AND COMBINED INDEX OF MATERIAL PRICES AND WAGE RATES, CANADA, JANUARY, 1948-1950.

Chart based on data shown in Tables 56-58.

PART II TABULAR MATERIAL

TABLE 1.—NUMBER OF BIRTHS, DEATHS, MARRIAGES AND DIVORCES, AND TOTAL POPULATION, CANADA, 1939-1950.

Population data for the period 1939-1948 obtained from *Population of Canada by Province 1921-1950, estimated as of June 1 for Intercensal Years*. Data for births, deaths, marriages and divorces for the period 1939-1950 and population data as at June 1, for the years 1949 and 1950 obtained courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S. Quarterly estimates of population for Canada excluding Newfoundland prepared by the Economic Research Department, C.M.H.C. on the basis of estimates including Newfoundland prepared by D.B.S.

TABLE 2.—BIRTH, DEATH, MARRIAGE AND DIVORCE RATES, CANADA, 1939-1950.

Rates calculated on the basis of data shown in Table 1.

TABLE 3.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1939-1950.

Data compiled by courtesy of D.B.S. from data supplied by the Immigration Branch, Department of Citizenship and Immigration.

TABLE 4.—NUMBER OF EMIGRANTS FROM CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1939-1950.

Figures are estimated by the Economic Research Department, C.M.H.C., on the basis of data supplied by D.B.S., and the Foreign Exchange Control Board. All data are provisional and subject to adjustment following the 1951 Census.

Estimates of total emigration for the period 1939 to December, 1949 are based on the number of Canadian immigrants entering the United States as supplied by the Immigration and Naturalization Service of the United States Department of Justice. Data were also available on the number of Canadian immigrants entering the United Kingdom, as obtained from periodic issues of the British *Board of Trade Journal*. An

allowance was made for emigration to other countries. Estimates for 1950, are based on the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident, with the intention of leaving the country permanently. An allowance was made for emigrants leaving Canada without making application to the Foreign Exchange Control Board.

Estimates for emigration of married females and children under eighteen years of age are based on data supplied by the Foreign Exchange Control Board as indicated above.

TABLE 5.—NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA,
BY COUNTRY, 1939-1950.

Data compiled by the Economic Research Department, C.M.H.C. Sources are the same as for Tables 3 and 4.

TABLE 6.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND
UNDER CONSTRUCTION, CANADA, 1945-1950.

Sources of data shown in Table 6 are as follows:

- 1945 *Housing Statistics*, 1946, D.B.S.
- 1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S. Data for units under construction at the end of 1946 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.
- 1947 Data for completions obtained from *Supplement to Housing Statistics*, 1947, D.B.S. Data for units under construction at the end of 1947 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S. Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.
- 1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.
- 1950 Data obtained from monthly issues *New Residential Construction*, D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics*, 1946, D.B.S.

Estimates for 1948, 1949 and 1950 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of December, 1950 does not equal the number shown as under construction at the end of 1949 plus starts less completions during 1950. The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 7.—NUMBER OF NEW HOUSING UNITS STARTED BY AREA AND COM-
PLETED BY AREA AND TYPE OF UNIT, CANADA, 1946-JANUARY, 1951.

The data of housing starts and completions in cities and towns with population of 5,000 and over are obtained by direct count by C.M.H.C. Housing starts and completions in other areas are estimates prepared by D.B.S., based on sample surveys. Sources of publications are:

- 1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and Other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S.
- 1947 Data by area compiled by the Program Section, Construction Division, C.M.H.C. Data, by type of unit, obtained from *Supplement to Housing Statistics, 1947, Dwelling Units—Types of Buildings and Types of Construction for Individual Municipalities and Other Areas*, D.B.S.
- 1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.
- 1950 Data obtained from monthly issues, *New Residential Construction*, D.B.S.
- 1951 Data estimated by the Statistics Department, C.M.H.C.

TABLE 8.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1940-1950.

Data for 1940-February, 1947, obtained from annual and monthly issues of *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948-1950, provided by courtesy the Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S.

The number of new dwelling units includes conversions. The 204 municipalities reporting to D.B.S. represented some 5,257,000 persons or 46 per cent of the total population of Canada as at the date of the 1941 census.

Data for May-November 1948, January-April 1949 and November-December 1950 based on returns from 203 municipalities, December 1948, 202 municipalities.

TABLE 9.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1939-1950.

Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. Maclean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1946 construction costs for the units are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are overhead and profits. This conversion factor was adjusted according to variations in the composite index of wholesale prices of residential building materials and wage rates in the construction industry as contained in Table 58.

TABLE 10.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE, RESIDENTIAL AND OTHER, CANADA, 1945-1950.

Data for total construction obtained from *Private and Public Investment in Canada, Outlook 1950*, Department of Trade and Commerce, Ottawa, 1950. Housing data estimated by the Economic Research Department, C.M.H.C. The quarterly distribution for housing for 1948-1950 estimated on the basis of quarterly data on starts, completions, the number of dwellings under construction and the trend of material prices and wage rates.

TABLE 11.—NUMBER OF NEW PERMANENT HOUSING UNITS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947-1950.

Data compiled by Economic Research Department, C.M.H.C. Publicly-initiated housing comprises starts under the Veterans Rental Housing Program of C.M.H.C. and the Armed Service Married Quarters' Program of the Department of National Defence. Privately-initiated housing with Federal Government financial assistance in the form of loans covers starts under the National Housing Act, 1944, The Farm Loan Act, 1927, and the Veterans' Land Act, 1942. Privately-initiated housing with Federal Government financial assistance in the form of guarantees comprises starts under the Farm Improvement Loans Act, 1944, and the rental insurance plan, except those rental insurance units approved for National Housing Act loans.

National Housing Act starts for 1947 and 1948 were distributed by quarter according to the pattern established by the number of housing units approved for loans. Starts under the rental insurance plan, the Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944, were considered to be equal to the number of units approved under these provisions.

As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of The National Housing Act, 1944, financial assistance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

TABLE 12.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING UNITS FINANCED, CANADA, FEBRUARY, 1945-1950.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 13.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NET LOANS APPROVED BY TYPE OF LOAN, CANADA, 1949 AND 1950.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 14.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ANALYSIS OF GROSS LOANS APPROVED SHOWING NUMBER AND AMOUNT OF LOANS, NUMBER OF DWELLINGS AND AVERAGE ESTIMATED COST BY TYPE OF DWELLING, CANADA, 1949 AND 1950.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 15.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946-1950.

Data compiled by the Mortgage Department, C.M.H.C.

TABLE 16.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941-1950.

Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947-1950 compiled by the Accounting Division, C.M.H.C. For the years 1947 and 1948, data on the number of housing units started, completed and under construction compiled by the Program Section, Construction Division, and for 1949 and 1950 by the Statistics Department, C.M.H.C.

TABLE 17.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945-1950.

Data to the end of 1948 compiled by the Program Section, Construction Division, and for 1949 and 1950 by the Statistics Department, C.M.H.C.

TABLE 18.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, YEAR ENDS, 1947-1950.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 19.—CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION AND EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943-1950.

Data compiled by the Economic Research Department, C.M.H.C. from information obtained by courtesy of the Research and Statistics Division, Department of Veterans'

Affairs. Data on expenditures for 1950 are not comparable with data for previous years as excess costs borne by the veterans and certain improvements included in previous years are not available for 1950.

TABLE 20.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY THE DEPARTMENT OF NATIONAL DEFENCE, PERMANENT AND TEMPORARY HOUSING, NUMBER OF DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1947-1950.

Data obtained by courtesy the Joint Services Accommodation Committee, Department of National Defence. Figures compiled by the construction branches of the Department of National Defence.

No land costs are shown because the units were constructed on crown-owned property.

The designation "temporary units" refers to conversions but excludes emergency conversions.

TABLE 21.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY, 1949-1950.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 22.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, 1929-1950.

Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 23.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945-1950.

Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 24.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT, BY TYPE OF UNIT, CANADA, 1947-1950.

Data compiled by Statistics Department from data supplied by the Property Management Section, Real Estate Division, C.M.H.C.

TABLE 25.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NET NUMBER OF PROJECTS, DWELLINGS, AND TOTAL ESTIMATED COST APPROVED WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948-1950.

Data compiled by the Statistics Department, C.M.H.C. on a *net* basis. As a result allowances for cancellations, adjustments and reinstatements have been made in the month they were reported and negative figures may appear in a particular month, during which there were more cancellations reported than approvals made.

Whereas the data under the heading "Loans under N.H.A." comprise all Rental Insurance projects with N.H.A. loans approved at time of compilation, the data under the classification "with conventional loans" are residual and in addition to Rental Insurance projects without N.H.A. Loans, may include cases where an N.H.A. Loan may be approved in a subsequent quarter. The distribution between N.H.A. loans and conventional loans are preliminary for the last quarter shown and are subject to revision in the April issue of *Housing in Canada*.

TABLE 26.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR NET PROJECTS APPROVED, CANADA, JULY, 1948-1950.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 27.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, NUMBER OF PROJECTS AND UNITS AND TOTAL ESTIMATED COST, CANADA, JUNE, 1947-1950.

Data compiled by Statistics Department, C.M.H.C. In June, 1948, one project comprised 18 housing units, 8 stores and 1 garage. In this month estimated costs are based on dwellings, stores and garages.

TABLE 28.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL PROJECTS, AVERAGE ESTIMATED COSTS PER UNIT, FLOOR AREA, NUMBER OF ROOMS AND MONTHLY RENT PER UNIT, AND ESTIMATED CONSTRUCTION COSTS PER SQUARE FOOT, CANADA, JUNE, 1947-1950.

Data compiled by Statistics Department, C.M.H.C. In June, 1948, one project comprised 18 housing units, 8 stores and 1 garage. In this month average estimated costs are based on dwellings, stores and garages. Construction cost per square foot is based on one project only, as costs of housing units are not shown separately from costs of stores and garage for the other project.

TABLE 29.—OPERATIONS UNDER THE QUEBEC HOUSING ACT, NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF HOUSING UNITS INVOLVED AND PROVINCIAL COMMITMENTS, JANUARY, 1948-1950.

Data obtained by courtesy of the Quebec Farm Credit Bureau.

TABLE 30.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947-1950.

Data compiled by the Economic Research Department, C.M.H.C. from monthly reports submitted by 114 lending institutions comprising 40 life insurance companies, 36 trust companies, 21 loan companies, 8 fire insurance companies, and 9 fraternal societies. These companies advanced 96 per cent of the total cash disbursements on mortgage loan account for Canadian real-estate made by all companies of these types in 1949.

TABLE 31.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, CANADA, 1947-1950.

Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 30.

TABLE 32.—NUMBER OF MORTGAGES REGISTERED AND DISCHARGED, GREATER TORONTO AREA AND PROVINCE OF ONTARIO, 1939-1950.

Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1939-1950 were obtained from the Toronto Registry Office, York East and West Registry Office and Toronto and York Land Titles Office.

The number of mortgages discharged, Greater Toronto Area, 1939-1950 were obtained from the Toronto Registry Office, York East and West Registry Office and estimates of discharges from Toronto and York Land Titles Office.

The number of mortgages registered and discharged, Province of Ontario Registry Offices 1939-1950 are based on original records made available by courtesy of the inspector of Legal Offices, Province of Ontario, Toronto, Canada. The complete series reflects mortgage registrations and discharges, for all registry offices and excludes registrations from a small number of land title offices. However, data available cover the bulk of mortgage activity. Spot checks indicate this coverage is between 85 and 90 per cent. The series is preliminary and subject to revision as further data become available.

TABLE 33.—LOANS FOR BUILDING PURPOSES AND OTHER LOANS MADE BY CHARTERED BANKS, CANADA, 1939-1950.

Data obtained from monthly issues of *Statistical Summary*, Bank of Canada.

This classification of bank loans in Canada was commenced in 1934 in pursuance of an amendment to the Bank Act of 1934, and is prepared on the basis of loans outstanding as at October 31 of each year during the period 1939-1946, and as at September 30 in 1947-1950.

"Building Loans" refers to loans to building contractors and other persons or firms for building purposes.

TABLE 34.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER, OTHER CONSTRUCTION MATERIALS AND TOTAL, AND INDEX OF DOMESTIC DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING LUMBER, CANADA, 1939-1950.

Data compiled by Economic Research Department, C.M.H.C. from information provided by courtesy of D.B.S.

The combined index of construction material production is based on the total value of output of the more important construction materials in terms of 1946 prices. It is designed to measure the overall trend in the physical output of construction materials. Because of the high degree to which producers of construction materials, with the exception of lumber, are responsive mainly to the requirements of the domestic market, the output index provides a rough indication of trends in domestic construction activity.

A closer indication of trends in domestic construction activity however, can be obtained from the index of domestic disappearance, designed to measure the rate at which the construction industry absorbs materials. To obtain this index, the production index was adjusted, where possible, by the addition of imports, the deduction of exports, and the replacement of the original production data with data on factory sales of materials to take account of producers' inventory changes. The series on domestic disappearance is subject to the limitation that it does not reflect changes in the level of dealers' inventories. This means that in respect to materials such as lumber, where dealers' inventories represent a comparatively high proportion of yearly output or factory shipments, the series shown here cannot be relied on to give an accurate short term indication of the actual absorption of materials on the site. For this reason, lumber was excluded from the series on domestic disappearance shown in this tabulation.

The indexes are based on 23 materials, including lumber, for the period 1939-1945, and on 41 materials for the period 1946-1950. The lumber index in the production series is shown separately because of its heavy weight in relation to the other materials.

TABLE 35.—PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA, 1939-1950.

Sources of data for building materials listed in Table 35 are as follows:

Sawn Lumber:

1939—1948 Annual issues *The Lumber Industry in Canada*, D.B.S.

1949—1950 Monthly issues *Production, Shipments and Stocks on Hand of Sawmills*, D.B.S.

Hardwood Flooring:

1946—1950 By courtesy the Timber Controller, Department of Trade and Commerce. The unit measure, square feet, represents a surface measure, plus an allowance for waste and tongue irrespective of thickness.

Wood Fibre Building Board:

1939—1948 By courtesy the Forest Products Statistics Section, D.B.S.

1949—1950 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

Building Brick: Data relate to face and common clay brick.

1939—1944 Annual issues *The Clay and Clay Products Industry in Canada*, D.B.S.

1945—1950 Estimates prepared by Economic Research Department, C.M.H.C., based on actual production reported to D.B.S. by 55 producers accounting for approximately 97 per cent of brick shipments during 1945.

Data on production of brick, 1946—1950 shown in *Canadian Statistical Review*, D.B.S. represent production of these firms only.

Flue Linings:

1946—1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Vitrified Sewer Pipe:

1946—1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Tile:

- 1939—1944 Annual issues *The Clay and Clay Products Industry in Canada*, D.B.S.
1945—1950 Monthly issues of *Report on Clay Products Made from Canadian Clays*, D.B.S.

Cast-Iron Soil Pipe and Fittings:

- 1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S.
1943—1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.
1946—1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Pressure Pipe and Fittings:

- 1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S.
1943—1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.
1946—1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Steel Pipe and Fittings:

- 1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S.
1943—1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.
1946—1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:

- 1942—1950 By courtesy the Steel Controller, Department of Trade and Commerce. Structures include T-bars, Z-bars, H-beams, I-beams, uprights, angles, etc., where any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

- 1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S.
1943—1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.
1946 *The Hardware, Tools and Cutlery Industry in Canada, 1946*, D.B.S.
1947—1950 Monthly issues *Nails, Tacks and Staples*, D.B.S.

Mineral Wool Batts:

- 1939—1947 Annual issues *The Stone Industry in Canada*, D.B.S.
1948—1950 Monthly issues *Mineral Wool*, D.B.S.

Granulated and Loose Mineral Wool:

- 1939—1947 Annual issues *The Stone Industry in Canada*, D.B.S.
1948—1950 Monthly issues *Mineral Wool*, D.B.S.

Cement:

- 1939—1948 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.
1949—1950 Monthly issues *Cement*, D.B.S.

Concrete Blocks:

- 1946—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
1948—1950 Estimates prepared by the Economic Research Department, C.M.H.C. based on monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S. which accounts for 82 per cent of total production.

Cement Pipe and Tile:

- 1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
1947—1950 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

Single Pole Switches:

- 1946—1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Duplex Receptacles:

- 1946—1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Outlet Boxes:

- 1946—1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Non-Metallic Sheathed Cable:

- 1946—1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Gypsum Wallboard:

- 1939—1947 Annual issues *The Gypsum Industry in Canada*, D.B.S.
1948—1950 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Lath:

1945—1947 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1948—1950 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Plaster:

1939—1948 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1949—1950 Estimates prepared by the Economic Research Department, C.M.H.C. Production data shown in monthly issues of *Production, Shipments and Stocks of Gypsum Products* include sundry plasters such as 'moulding plaster, etc. These were excluded in the figures shown in this table.

Builders' Hardware:

1939—1942 *Iron and Steel and Their Products 1940-1942*, D.B.S.

1943—1945 *Iron and Steel and Their Products 1943-1945*, D.B.S.

1946—1947 Annual issues *The Hardware, Tools and Cutlery Industry in Canada*, D.B.S.

1948—1950 Estimates prepared by Economic Research Department, C.M.H.C. based on factory sales reported to D.B.S. by firms accounting for about 58 per cent of total sales in 1948.

Bath Tubs:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Sinks:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Wash Basins:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Warm Air Furnaces:

1939—1948 *Special Statement on Warm Air Furnaces*, D.B.S.

1949 Monthly estimates prepared by Economic Research Department, C.M.H.C. based on returns made to D.B.S. from firms accounting for about 77 per cent of production in 1948.

1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Domestic Heating Boilers:

1939—1947 Annual issues *The Cooking and Heating Apparatus Industry in Canada*, D.B.S.

1948—1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Radiators:

1939—1948 Annual issues *The Boilers, Tanks and Plate Work Industry in Canada*, D.B.S.

1949—1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Hot Water Storage Tanks:

1939—1947 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.

1948—1950 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Electric Hot Water Tank Heaters:

1939—1943 *Manufacture of the Non-Ferrous Metals in Canada, 1939-1943*, D.B.S.

1944—1948 Annual issues *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.

1949—1950 Estimates prepared by the Economic Research Department, C.M.H.C. based on returns made to D.B.S. from firms accounting for about 86 per cent of production in 1948.

Asphalt Shingles:

1939 By courtesy the Forest Products Statistics Section, D.B.S.

1940—1942 *Asphalt Roofing Industry, December, 1945*, D.B.S.

1943—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.

1948—1950 Monthly issues *Asphalt Roofing Industry*, D.B.S.

Tar and Asphalt Felts:

1941—1945 By courtesy the Forest Products Statistics Section, D.B.S.

1946—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.

1948—1950 Monthly issues *Asphalt Roofing Industry*, D.B.S.

TABLE 36.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA, 1949-1950.

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 37.—IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1939-1950.

Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

The data on wallboard building board for the period 1939-1947 include insulating board. The data for the period 1948-1950 exclude insulating board as the Emergency Exchange Conservation Act prohibits the importation of this type of building board.

TABLE 38.—EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1939-1950.

Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S. include planks and boards only.

TABLE 39.—SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES, CANADA, 1946-1950.

Data obtained from monthly issues of *Canadian Statistical Review*, D.B.S.

The classification "Merchant Trade Products" refers to items produced in integrated mills and covers wire and wire products. The "miscellaneous" category includes all steel used in the following: agricultural and other farm implements, machinery and tools, mining and lumbering industries, pressing, forming and stamping industries, public works and utilities, shipbuilding and steel specifically marked for National Defence purposes. During the year 1949 the amount of steel used for National Defence purposes amounted to .3 per cent of the total miscellaneous category. The classification "Producers' Interchange" represents the amount of steel shipped to producers' own plants or to other plants within the primary industry for further processing e.g. black sheet to galvanizing department; hot rolled bars to make railway track material.

TABLE 40.—VOLUME OF SELECTED BUILDING MATERIALS UNLOADED AT RAILWAY STATIONS IN CANADA, 1939-1950.

1939—1948 Data obtained from annual issues of *Summary of Monthly Railway Traffic Reports*, D.B.S.

1949—1950 Data obtained from issues of *Monthly Traffic Report of Railways of Canada*, D.B.S.

This series replaces the data on "Movement by Rail of Building Materials" appearing in previous issues of *Housing in Canada* which were based on freight loadings at stations in Canada. Whereas the present series covers only freight unloaded for domestic use, thereby including imports and excluding exports, the former series covered freight loaded at Canadian stations and thereby included exports and excluded imports. The present series more closely reflects the use of materials by the construction industry in Canada.

TABLE 41.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1946-1950.

Data compiled by the Economic Research Department, C.M.H.C. from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tile, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, lime, gypsum products, cement, asbestos building materials, sanitary ware, mineral wool, sand and gravel.

TABLE 42.—NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES, NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES, BY REASON FOR LAYOFF, CANADA, MARCH, 1948-JANUARY, 1951.

Data obtained by courtesy the Economics and Research Branch, Department of Labour.

The figures are compiled on the basis of information submitted through day to day layoff reports and monthly summary reports made by local offices of the National Employment Service. Layoffs that are occasioned by normal seasonal factors are excluded from the compilation as far as possible. For the most part, reports are not received for layoffs involving less than ten workers or for those of less than two weeks' duration.

The layoffs cover manufacturing industries only, and are classified by their cause into three categories: lack of orders; lack of material; and other. The category "other" to a large extent represents non-economic factors such as flood and fire, but it includes some factors that are at least partly economic such as bankruptcies, strikes, and plant closures for repairs or retooling. The latter factors however do not directly reflect the immediate demand and supply conditions of the businesses concerned. The factors which have an immediate bearing on the supply side (lack of material) and on the demand side (lack of orders) of the businesses concerned are shown separately.

TABLE 43.—CAPITAL EXPENDITURES IN BUILDING MATERIAL INDUSTRIES. CANADA, 1945-1950.

Data prepared by the Economic Research and Development Branch, Department of Trade and Commerce, from information collected by D.B.S.

The estimates of capital expenditure were based on returns from a selected group of establishments covering in the main those with an annual gross value of output equal to or in excess of \$50,000.

Some of the reporting establishments which are in the building materials field produce other commodities as well, which are not classed as building materials. In such cases of joint production the proportion of investment allocated to the building materials field is estimated on the basis of the proportion of the gross value of output deriving from building material production. In terms of gross value of output a significant degree of joint production occurs in only 16 per cent of the establishments covered.

The building material industries comprise firms producing the following items: cement, building brick, flue linings, vitrified sewer pipe, sawn lumber, hardwood flooring, wood fibre insulating board, builders' hardware, warm air furnaces, domestic heating boilers, cast-iron radiators, hot water storage tanks, electric hot water tank heaters, asphalt shingles, asphalt rolls, cast-iron soil pipe, steel pipe, wire nails and spikes, gypsum wall board, gypsum lath, gypsum plaster, single-pole switches, duplex and single receptacles, outlet boxes, non-metallic sheathed cable, bath tubs, sinks, wash basins, concrete brick, concrete building blocks, cement sewer pipe, drain pipe and culvert tile, structural tile, drain tile, sand lime brick, granulated mineral wool, bulk or loose mineral wool, gypsum block and tile, tar and asphalt felts, tar and asphalt sheathings, wrought iron pipes and fittings, lead pipe ($\frac{1}{4}$ " water service), copper tubing (water service), closet bowls, closet tanks, toilet seats, structural steel shapes, cast-iron water pipe, mineral wool batts, paints, pigments and varnishes.

TABLE 44.—EMPLOYMENT BY OCCUPATION AND INDUSTRY, UNEMPLOYMENT AND THE LABOUR FORCE, BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL, AND TOTAL, CANADA, QUARTERLY, NOVEMBER, 1945-1950.

The data in this table are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labour Force Bulletin*, D.B.S.

The estimates in Table 44 are subject to sampling error. In general the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry, the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error

will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

The construction industry referred to in Table 44 includes engineering as well as building construction, whereas the following tables numbers 46 and 50 cover the building industry only.

The industry classification used in Table 44 is that contained in the *Standard Industrial Classification Manual*, D.B.S. and has the establishment as a basis whereas the *Occupational class* shown is based on the *Standard Summary of Occupational Classes*, D.B.S. where the basis is the actual job performed. Force account employees of non-construction firms are classified by occupation as construction workers if they are employed in construction work but are classified by industry according to the industrial classification of the employing firm. Conversely, non-construction employees in construction firms are classified by industry as construction employees but by occupation according to the work performed e.g. clerical, managerial. The province of Manitoba was excluded from the June Labour Force Survey because of flood conditions. To achieve comparability with preceding periods in this series, the Economic Research Department of C.M.H.C. made rough estimates of the probable Manitoba components and included them with the data provided in the *Labour Force Survey Bulletin* for June, 1950.

TABLE 45.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS BY NUMBER OF HOURS WORKED PER WEEK, CANADA, MARCH, 1949-1950.

Data based on a distribution of employed male construction workers by number of hours worked per week, provided by courtesy the Special Surveys Division, D.B.S. The average number of hours worked per week is shown to indicate overall seasonal variations and longer term trends. It is calculated from a frequency distribution, somewhat more detailed than that shown in the Table, on the assumption that the mid point of each class interval is representative of the group falling therein. The averages shown are subject to sampling error and should be interpreted with caution. The total number of hours worked per week represents the product of the average number of hours worked per week and the number employed in the construction industry as shown in Table 44.

TABLE 46.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, 1945-1950.

Data compiled by the Employment Statistics Section, D.B.S. from reports made by employers with 15 or more employees. Indexes of employment converted from a 1926 to a 1939 base. The data are published monthly in issues of *The Employment Situation*, D.B.S.

TABLE 47.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945-1950.

Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 46.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 48.—LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND TOTAL LABOUR INCOME, CANADA, 1945-1950.

Data are obtained from monthly issues of *Estimates of Labour Income*, D.B.S. The estimates are based on 1945 and 1946 figures projected according to a monthly index of

payrolls as obtained from returns from firms with 15 or more employees. The base figures for 1945 and 1946 are from *National Accounts, Income and Expenditure, 1941-1948 and Supplementary Tables*, D.B.S.

A series on total construction outlay is shown in Table 10 and a comparison of the two series shows trends that are similar but not identical. There are two reasons for some variation in trend. First, the labour component of construction expenditure does not vary exactly as the other components because of changes in labour output per man hour and different rates of change in wage rates and construction material prices or management and overhead expenses. Second, in the case of labour income estimates a different coverage of the construction industry is made than for estimates of total construction expenditure. Whereas Table 10 is intended to cover all construction expenditures, the estimates in Table 48 do not include: 1) expenditures by unincorporated own account contractors and builders, 2) construction outlay by railway and telephone companies, 3) repair and maintenance construction outlay on force account by non-construction companies, 4) construction outlay by Federal, provincial or municipal governments.

TABLE 49.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, DECEMBER, 1944-1950.

Compiled by the Unemployment Insurance Section, Labour and Prices Division, D.B.S., based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 50.—UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, 1939-1950.

Data obtained by courtesy the Economics and Research Branch, Department of Labour, for the period 1939-June, 1950. The data for September and December 1950 were extrapolated by the Economic Research Department, C.M.H.C. on the basis of unplaced applicant data appearing in Table 49 and unemployment insurance data appearing in Table 51. The figures are based on returns from trade unions reporting to the Department of Labour. The number of unions reporting varies from one period to another with consequent variations in the membership upon which the percentage of unemployment is based.

The annual percentages of membership unemployed represent averages of the percentages unemployed at the end of each quarter.

Unemployment in this tabulation refers only to involuntary idleness, due to economic causes. Persons who are without work because of illness, a strike, or a lockout, or who are engaged in work outside their own trade, are not considered unemployed.

Although trade union membership itself may be affected by conditions of employment over long periods, the percentages of trade union members unemployed are useful indicators of unemployment in the occupations covered. These data are supplementary to data on employment and unemployment of workers in the construction industry shown in Tables 44, 49, 51.

TABLE 51.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1942-1950.

Data compiled by the Unemployment Insurance Statistics Section, D.B.S.

A person who has made at least 180 contributions into the Unemployment Insurance Fund, during the two year period immediately preceding a claim for benefits and has made 60 contributions in the year preceding the claim or 45 contributions in the 6 months preceding the claim establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment insurance benefits and establishing benefit years may be used as an index of unemployment supplementary to data shown in Tables 44, 49, 50.

The chief limitations of the data in Table 51 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; to the end of 1947 these

comprise employees on salary who earn less than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act. From January 1, 1948, to June 30, 1950, salaried personnel earning less than \$3,120 have come under the Act and since July 1, 1950, the ceiling on insurability for salaried employees is raised from \$3,120 to \$4,800 a year. There are therefore, a number of construction workers not covered in this tabulation. (2) not all unemployed workers have made 180 days' contribution prior to their period of unemployment. (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time. (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

TABLE 52.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, CANADA, 1945-1950.

Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 53.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1939-1950.

Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of D.B.S. and the Immigration Branch, Department of Citizenship and Immigration.

TABLE 54.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA, 1948-1950.

This series shows the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident with the intention of leaving the country permanently. The data cover skilled construction workers only, with no separate information available on semi-skilled and unskilled construction workers who are lumped with "general labour". The monthly figures are by "date of application" and there is usually a time lag of a month or two between this date and the actual date of departure of the emigrant. This series is currently in the process of being checked and developed further. As revised data become available, they will replace the preliminary series shown here. The data are supplied by courtesy of D.B.S. and the Foreign Exchange Control Board, the compilations being prepared by D.B.S. on the basis of information supplied by the Foreign Exchange Control Board.

TABLE 55.—STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY, AND IN ALL INDUSTRIES, CANADA, 1939-JANUARY, 1951.

Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 56.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1939-JANUARY, 1951.

Composite index of wholesale prices of all construction materials obtained from issues of *Prices and Price Indexes*, D.B.S. Index is based on 111 items and is converted from a 1926 to a 1939 base.

Indexes of wholesale prices of residential building materials obtained from *Prices and Price Index Numbers of Residential Building Materials*, March, 1948, D.B.S. and from *Prices and Price Indexes*, January, 1951, D.B.S. Indexes are converted from a 1935-1939 to a 1939 base. These indexes replace the series formerly published in previous issues of *Housing in Canada* on wholesale prices of construction materials in general. The composite index in this new series is weighted according to the value of each listed group of materials entering into residential construction as estimated in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The trend of residential building material prices does not vary to a significant extent from the trend for construction materials in general over the period 1926-January, 1951. At January, 1951, the index for residential materials stood at 264 on the 1939 base, or 10 points lower than the index for construction materials which was at 274 in January, 1951.

TABLE 57.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA, 1939-1950.

Data obtained from the Department of Labour.

Indexes for the individual trades other than sheet metal workers, obtained by courtesy of the Economics and Research Branch for the years 1939-1949 and for the month of March, 1950. Monthly interpolations on these indexes for the year 1950 were made on the basis of wage rate schedules for 15 cities supplied by courtesy of the Industrial Relations Branch. Each city in these calculations was weighted according to the number of housing unit completions in 1946. The weights used in calculating the index for all construction workers in these interpolations are based on the value of the on-site labour of each trade engaged in residential building as established in *The Labour Value of the Building Dollar*, Housing Administration, Department of Finance, Ottawa, 1943, p. 29. The indexes for 1939-1949 do not properly represent annual averages as they are based on surveys relating to pay periods which vary somewhat from year to year. The indexes for 1939-1941 relate to June; for 1942-1943 and 1946 December; for 1944-1945 October; 1947, July; and 1948 and 1949, September.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C., on the basis of rates for 15 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1939-1949, and by courtesy of the Industrial Relations Branch for 1950.

The index for all industries was estimated by the Economic Research Department, C.M.H.C., on the basis of the General Average Index as contained in annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1939-1949 and as supplied courtesy the Economics and Research Branch for March, 1950. Monthly interpolations on this index for the year 1950 were made on the basis of average hourly earnings in principal industries as published in monthly issues of *Man Hours and Hourly Earnings*, D.B.S. weighted by relative employment weights in these industries as contained in monthly issues of *The Employment Situation*, D.B.S.

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Data for 1946 and 1947 obtained from Annual Report, 1947, C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S. Data for 1950 obtained from monthly issues of *New Residential Construction*, D.B.S.

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The series on building material industries is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, mineral wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

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Data for 1947-1950 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

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UNIVERSITY OF TORONTO

DEPT. OF POLITICAL ECONOMY

CENTRAL MORTGAGE AND HOUSING CORPORATION
ECONOMIC RESEARCH DEPARTMENT

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HOUSING IN CANADA

A FACTUAL SUMMARY

SECOND QUARTER, 1951

OTTAWA, CANADA

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FOREWORD

Housing in Canada is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. In each subsequent issue the established material has been kept up to date on a quarterly basis and new data added. The present issue covers the period 1945 to the second quarter, 1951, providing monthly or quarterly data for 1950 and the more recent period. Each issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself and is arranged in eight sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house building; (4) real estate lending; (5) building materials; (6) building labour; (7) building costs; (8) building industry. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Commencing with the April, 1950, issue of *Housing in Canada*, data on Newfoundland were shown separately in Section 9 of Part II. This separation was made partly in the interest of continuity of the tabular material for the rest of Canada and partly because of the immediate scarcity of statistical information for the Province of Newfoundland. Beginning with this issue all statistical series have been revised to include data that are available for the Province of Newfoundland since March 31, 1949, when Newfoundland became part of Canada.

Some of the material incorporated in this report is obtained from original sources with other data submitted by various Federal Government departments, including the Department of Finance, Department of Trade and Commerce, Department of Labour, Department of Veterans' Affairs, Department of Citizenship and Immigration, Department of National Defence, the Superintendent of Insurance, the Superintendent of Bankruptcy, the Foreign Exchange Control Board, the Dominion Bureau of Statistics and the Department of the Secretary of State. Data are also provided by the Quebec Government through its Farm Credit Bureau.

Housing in Canada concentrates on major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

*Economic Research Department
Central Mortgage and Housing Corporation*

Ottawa, June, 1951.

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PART I
FACTUAL SUMMARY

SECTION 1.—POPULATION TRENDS

(See Tables 1-5)

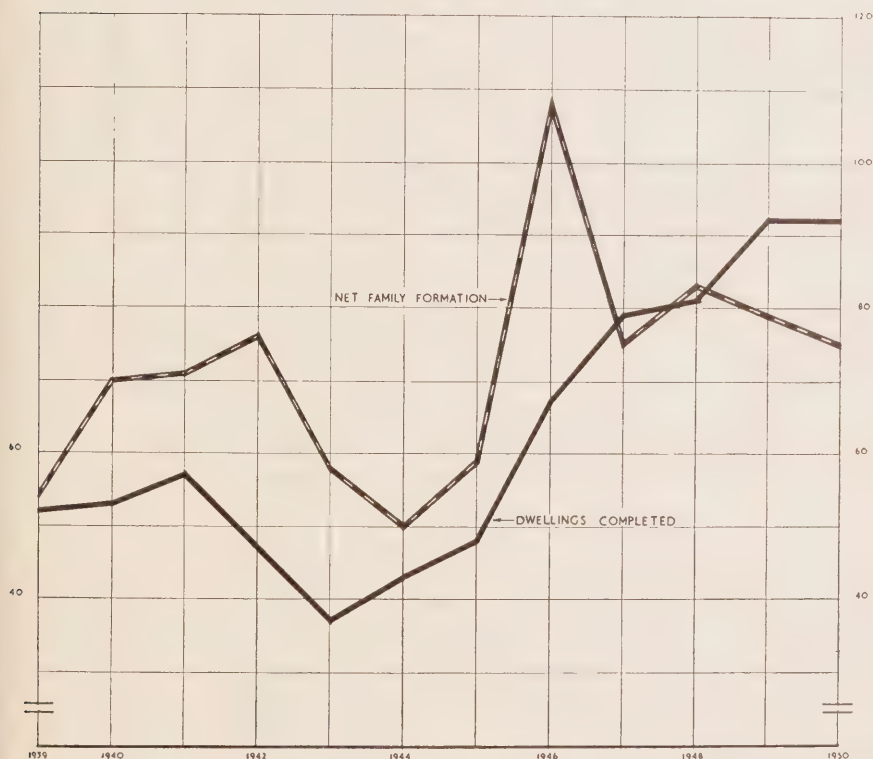
During the first quarter of 1951 net family formation in Canada which for seasonal reasons is usually small in this quarter was about 3,100 higher than in the corresponding period of 1950. Marriages increased by about 2,100 from 14,900 to 17,000 during the period and net migration of married females rose by 1,700 from 1,900 to 3,600. Dissolutions of families, as indicated by the number of deaths of married persons increased by 700 from 13,100 in the first quarter of 1950 to 13,800 in the first quarter of 1951. As a result net family formation, including an allowance for divorces, increased from 2,400 in the first three months of 1950 to 5,500 in the same months of 1951.

The increase in the net migration of married females reflects a rise of 79 per cent in total immigration from 14,500 in the first quarter of 1950 to 25,900 in the first quarter of 1951. The rise in total immigration may be attributed in part to broadened regulations covering the admissibility of immigrants into

—FIGURE 1—

NET FAMILY FORMATION & DWELLINGS COMPLETED, CANADA.

1939 — 1950
(IN THOUSANDS)



ECONOMIC RESEARCH DEPARTMENT C.M.C.

Canada embodied in P.C. 2856 dated June 9, 1950 and effective July 1, 1950. As a further stimulus to immigration the Department of Immigration and Citizenship adopted measures effective February 1, 1951, to provide assisted passage on a recoverable basis to approved immigrants wishing to enter Canada but facing difficulties in financing their transportation.

SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 6-12)

Under the impetus of a large carryover from 1950, continuing strong demand in the early part of the year and generally favourable weather conditions, the volume of house building in the first five months of the year was higher than the level prevailing a year earlier. Completions rose by 9 per cent from 29,400 to 32,100 while starts on the other hand, declined 4 per cent from 30,100 to 29,000 during the period. The carryover of uncompleted dwellings under construction was down by 2,100 units to 55,900 at the end of May, 1951.

While in overall terms starts remained high in the first four months of 1951 indications of a down-turn became apparent in May, when starts numbered 11,700 a decline of 14 per cent from May of 1950. In some measure this decline was the result of increased down payment requirements and other Government measures reviewed in the previous issue of *Housing in Canada*.⁽¹⁾

The value of all new construction put in place rose by 26 per cent from \$386 million in the first quarter of 1950 to \$486 million in the first quarter of 1951. Residential and non-residential construction increased at about the same rate. To a large extent the rise reflects cost increases in the intervening period as the volume of new construction rose by about 7 per cent (see Section 7).

Investment in new housing was exempted from the deferred depreciation provisions of Order in Council P.C. 1778, dated April 10, 1951. With the aim of effecting the deferment of non-essential capital projects the Government by this order declared certain types of investment ineligible for capital cost allowances under the Income Tax Regulations. Certain other types of capital investment for defence and defence supporting purposes and to carry on business in basic industries were classified as eligible for depreciation on certification by the Minister of Trade and Commerce. Another category of capital expenditures including housing remained unaffected by the order.⁽²⁾

SECTION 3.—PUBLICLY-ASSISTED HOUSE BUILDING

(See Tables 13-31)

The National Housing Act, 1944

The first four months of 1951 brought a decline in the number of dwellings approved for loans under the National Housing Act, 1944. Owing chiefly to a reduction in operations during April, 1951, the number of dwellings approved for loans declined by 3 per cent from 11,700 in the first four months of 1950 to 11,300 in the first four months of 1951. The decline in April was 20 per cent from 4,200 in 1950 to 3,400 in 1951.

(1) See *Housing in Canada*, First Quarter, 1951, p. 13.

(2) Budget Statement by the Minister of Finance, *House of Commons Debates*, April 10, 1951, pp. 1797-1825.

The reduction in the number of dwellings for which loans were approved reflects two main factors. As a deflationary measure and in accord with government policy the making of the additional one-sixth loan was discontinued in February, 1951. This had the effect of raising down payments on homes financed under the National Housing Act, 1944.⁽¹⁾ In addition, a shortage of mortgage funds combined with the relatively unfavourable statutory interest rate tended to further reduce activity by lending institutions under the Act.

An Act to amend the National Housing Act, 1944, received Royal Assent on June 20, 1951.⁽²⁾ The amendment authorizes the Governor in Council to prescribe the maximum rate of interest that may be charged to a borrower under the National Housing Act, 1944. In prescribing the maximum rate the Governor in Council is limited to the long-term Government bond rate, plus in the case of joint loans, 2 per cent; in the case of rental insurance loans, $1\frac{3}{4}$ per cent; in the case of primary producer loans, $1\frac{1}{2}$ per cent, and in the case of limited-dividend corporation loans one-half of 1 per cent. The amendment deletes references to the specific rate of the various classes of loans.

Under authority of the amendment to the Act, Order in Council P.C. 3344 was passed June 26, 1951. This regulation provides that the rate of interest payable by a borrower on joint loans is 5 per cent per annum calculated semi-annually; on rental insurance loans is $4\frac{3}{4}$ per cent per annum calculated semi-annually; on primary producer loans is $4\frac{1}{2}$ per cent per annum calculated semi-annually, and on limited-dividend corporation loans is $3\frac{1}{2}$ per cent per annum calculated semi-annually.

Order in Council P.C. 3343 dated June 26, 1951, authorizes Central Mortgage and Housing Corporation to enter into joint loan agreements with approved lending institutions under the new rate of 5 per cent with respect to loans approved by the Corporation on or after June 21, 1951, and to any joint loans approved before June 21, 1951, conditional upon enabling legislation being passed. Under the regulation, the lending institution earns $5\frac{1}{2}$ per cent gross upon its three-quarter share of a joint loan, and C.M.H.C. earns $3\frac{1}{2}$ per cent gross on its one-quarter share of the loan. Formerly the interest rates were 5 per cent and 3 per cent respectively.

As announced by the Minister of Resources and Development in the House of Commons on May 11, 1951, the changes in the interest rates payable under the National Housing Act, 1944, have been effected as a result of the recent rise in mortgage interest rates, in common with other interest rates; and in order to restore joint loans under the Act to about the same position relative to other investments which they had prior to recent changes in the interest rate structure.⁽³⁾

Federal-Provincial Projects

Section 35 of the National Housing Act provides the legislative authority for the Government of Canada to enter into agreements with the government of any province for the acquisition and development of land and the construction of housing projects for sale or rent.⁽⁴⁾

On May 30, 1951, the Province of New Brunswick entered into an agreement with the Federal Government and Central Mortgage and Housing Corporation to

(1) See *Housing in Canada*, First Quarter, 1951, p. 13.

(2) Fourth session, Twenty-First Parliament, 15 George VI, 1951.

(3) Statement of the Minister of Resources and Development, *House of Commons Debates*, May 11, 1951, p. 2923.

(4) See *Housing in Canada*, April, 1950, pp. 18 and 21, and also First Quarter, 1951, pp. 13 and 14.

proceed with a low-rental housing project of 88 family dwellings in the City of Saint John. Tenders have been called for the construction of the units and final arrangements are under consideration by the city and the province.

Under the land assembly provisions of Section 35, the Province of Ontario entered into an agreement⁽¹⁾ with the Federal Government and Central Mortgage and Housing Corporation for the acquisition and servicing of approximately 60 acres of land in the Improvement District of Atikokan—the location of Steep Rock Iron Mines Limited—for construction of residential housing accommodation.

In connection with the original land assembly agreements with Windsor and Ottawa, amendments have been made which provide for an increase in the amount of land to be acquired in these projects.

On June 11, 1951, the Premier of Ontario announced in London that the Government of Ontario has proposed to the Federal Government that the operations of Section 35 in Ontario be extended beyond land assembly into the field of rental housing in the larger municipalities to ease, where possible, the tightening housing situation in industrial centres affected by the defence program. If all eligible municipalities participate, the first group of projects would result in about 5,000 housing units. Each proposed project would be examined after the municipality has supplied the basic information required by the province. In response to this proposal the Federal Minister of Resources and Development stated in London, Ontario, on June 13, 1951, that in principle the Federal Government is in agreement with this approach to the problem of providing rental housing in the larger communities.

Veterans' Rental Projects Under Central Mortgage and Housing Corporation

Direct house-building operations by Central Mortgage and Housing Corporation under agreement with municipalities for the construction of veterans' rental units continued to taper off during the first quarter of 1951. Completions numbered 292 dwelling units in the period and expenditures amounted to \$1.2 million while units in the final stages of construction at the end of April, 1951, totalled 548. With the completion of these units the Veterans' Rental Housing Program will come to an end.

Veterans' Land Act, 1942

The pace of house-building activity under the Veterans' Land Act in the first quarter, 1951, continued near the rate of the first quarter, 1950. Dwelling units started and completed numbered 152 and 586 respectively over the period, down slightly from last year owing to a decrease in the number of settlements under the full-time farming provisions of the Act. Small holdings of the individual project type continued to be the most popular section of the Act, accounting for about 80 per cent of total operations during the first quarter, 1951.

Armed Service Permanent Married Quarters

The construction of armed service married quarters by the construction division of Central Mortgage and Housing Corporation, for the Department of National Defence, was at a stepped-up rate during the first quarter of 1951 relative to the first quarter of 1950. The number of completions at 804 was more than three times the number completed in the comparable period in 1950; starts, mostly initiated in March, at 183 were more than double the number in the same period of 1950; units under construction, numbering 3,003 at the end of March, 1951, were 16 per cent above the level at the end of March, 1950, and expenditures

(1) Dated January 24, 1951.

amounted to \$7.4 million, 36 per cent higher than in the first three months of 1950.

The 1948 housing program of the Department of National Defence accounted for the completion of 52 dwelling units during the first quarter of 1951 leaving 801 units under construction at the end of March, 1951. Expenditures for the period amounted to \$9.4 million.

Defence Construction Limited

In addition to the armed service housing program being conducted by Central Mortgage and Housing Corporation, Defence Construction Limited using the facilities of the Corporation let contracts involving 1,140 dwelling units as part of defence projects during the first four months of 1951. Of these units 231 were under construction at May 15, 1951.

Canadian Farm Loan Act, 1927

Lending operations under the Canadian Farm Loan Act for residential building in the first quarter, 1951, involved 8 loans for the construction of new dwelling units amounting to \$16,000 and 16 loans for the alteration and improvement of existing dwellings amounting to \$5,000.

During the first quarter of 1950, 9 loans for new residential building were extended involving \$12,000 and 16 loans for the alteration and improvement of existing dwellings amounting to \$2,000.

The Farm Improvement Loans Act, 1944

Lending operations for residential building under the Farm Improvement Loans Act while relatively small, continued the upward trend of the last 3 years into the first quarter of 1951. Guarantees were made in connection with 103 loans for new farm houses and 159 loans for the alteration and improvement of existing dwellings during the first quarter, 1951. The total value of loans for new units amounted to \$176,000 and for improvements and alterations, \$154,000. In the first quarter, 1950, loans for new farm houses numbered 55 valued at \$81,000, and for improvements and alterations 73, valued at \$66,000.

Property Management Operations, Central Mortgage and Housing Corporation

Rental units under management by Central Mortgage and Housing Corporation at the end of March, 1951, numbered 35,845, 2,669 less than at the end of December, 1950. This decline reflects the results of the sales program of war workers' and veterans' houses and the transfer of Home Conversion units to their owners, together with the reduced program under Veterans' Rental Projects.

The vacancy rate on these dwellings at the end of March, 1951, remained low at .7 per cent.

Rental Insurance Plan

Approvals under the Rental Insurance Plan were made in respect to 9 projects, representing 307 units and an estimated cost of \$2.6 million in the first quarter of 1951. Loans for 7 of the projects were approved in January. Operations under the Plan during the first 3 months of 1951 declined notably from those of the first 3 months in 1950 when approvals were extended for 19 projects involving 1,730 rental units at an estimated cost of \$12 million.

Builders' estimated costs averaged \$7,286 per unit for the period. Floor areas averaged 923 square feet, number of rooms 3.9, and maximum monthly rent, \$67.41.

Double Depreciation for Rental Housing Projects

Applications with respect to 2 projects representing 10 units financed under the National Housing Act were approved in April, 1951. Approvals for double depreciation provisions may be made only in respect to projects on which construction was commenced prior to December 31, 1949 and the accelerated depreciation may only be applied on applications submitted before the end of 1950. Since its inception in 1947, 244 projects have been approved for double depreciation benefits involving 5,911 rental units at an estimated cost of \$41.3 million.

The Province of Quebec Farm Credit Bureau

Applications were approved for 1,732 loans representing 2,100 dwellings by the Quebec Farm Credit Bureau during the first quarter, 1951. The average interest subsidy per loan amounted to \$2,162. Both the number of loans approved and the number of dwellings involved were about double the level for the first 3 months, 1950.

Housing Legislation—Province of Quebec

In January and February, 1951, the Quebec legislature passed four bills amending existing legislation with respect to housing.

Bill No. 15 dated January 30, 1951, amends the "act to facilitate the construction of family dwellings"⁽¹⁾ dated March 11, 1948. It provides for an addition of \$8 million to the \$12 million voted during the three preceding sessions for the purpose of paying a subsidy on interest in excess of 2 per cent on approved loans for the building of new dwellings of one or two units.

Bill No. 16 dated January 30, 1951, amends the "act to grant to municipalities special powers to remedy the housing shortage"⁽²⁾ which empowers municipal corporations under certain conditions to cede land at \$1 per unit to co-operative building societies or individuals and to reduce the valuation of any new dwelling for taxation purposes to 50 per cent of its real value for a period of 30 years. The date fixed for the expiry of these powers has been extended by the Bill from January 15, 1952, to February 1, 1954.

Bill No. 17 dated January 30, 1951, provides for a supplementary credit of \$25,000 for the purpose of completing the enquiry into housing problems initiated in 1948. On March 11, 1948, the "act instituting an enquiry into the housing problem"⁽³⁾ was passed authorizing the appointment of a commission of from 3 to 5 members for this purpose and set aside \$100,000 for the carrying out of the enquiry.

Bill No. 107 (private) dated February 28, 1951, amends the charter of the city of Quebec⁽⁴⁾ and authorizes the city to borrow a maximum of \$500,000 for the purpose of making loans on second mortgages to any person, association, corporation or limited dividend company wishing to build residential dwellings under the National Housing Act. The dwellings may be of a single or double type. Apartment houses or row houses containing up to 10 dwellings are also eligible for second mortgage loans under certain conditions. No loan shall exceed \$1,000 per dwelling.

(1) Chapter 6, 12 George VI, *Statutes of the Province of Quebec*.

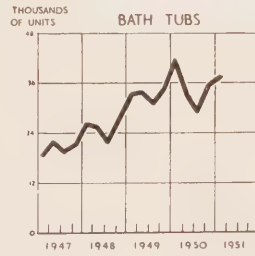
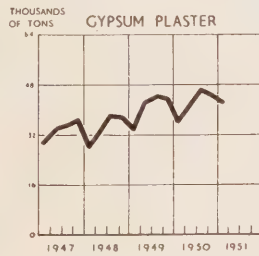
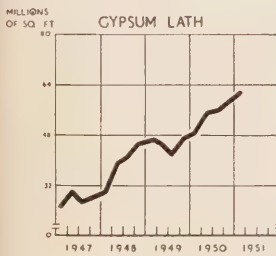
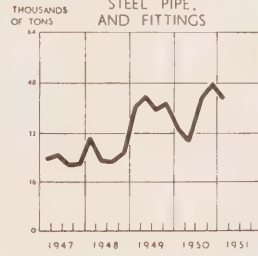
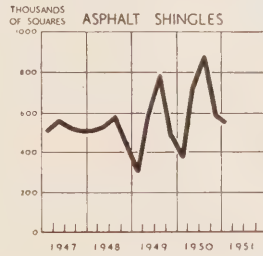
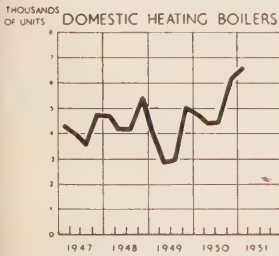
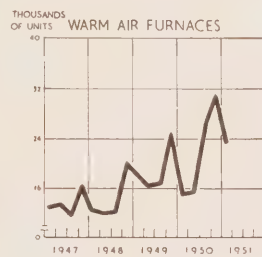
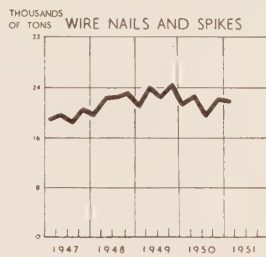
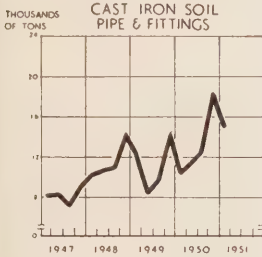
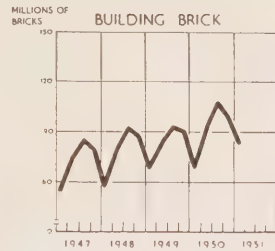
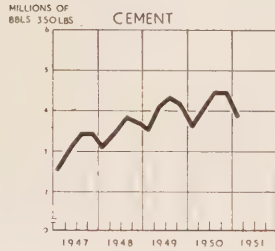
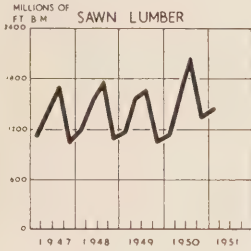
(2) *Ibid.*, Chapter 7, 12 George VI.

(3) *Ibid.*, Chapter 8, 12 George VI.

(4) *Ibid.*, Chapter 71, 9 George VI.

-FIGURE 2-

PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS CANADA, QUARTERLY, 1947-MARCH 1951



ECONOMIC RESEARCH DEPARTMENT C.M.H.C.

SECTION 4.—REAL ESTATE LENDING

(See Tables 32-34)

Real Estate Lending

Data on mortgage loan approvals during the first three months of 1951 show that institutional lending on the security of real estate was at a relatively high level for the period. These loan approvals reflect in part the volume of loan *applications* made in late 1950 and therefore do not show the full effect of higher down payments required on houses financed under the National Housing Act, 1944, after February 5, 1951 (see p. 12).

The total value of all real estate loans approved on *new* and *existing* property amounted to \$128 million during the first 3 months, 1951, a 38 per cent increase over the comparable period in 1950, while the number of loans totalled 16,000, 19 per cent more than in the same period a year earlier.

The value of mortgage loans approved on *new non-farm* residential construction comprising 54 per cent of the total value of approvals during the two comparable periods, amounted to \$69 million during the first 3 months, 1951, an increase of 35 per cent above the period a year earlier. The number of new non-farm dwellings on which loans were approved totalled 11,100 units, 17 per cent higher than in the first 3 months of 1951. Of these 11,100 units, single dwellings numbered 8,200 units, an increase of 19 per cent and multiple units numbered 2,900, a decrease of 16 per cent.

Loans were approved on 9,500 *existing* non-farm dwellings, representing an increase of 16 per cent and the value of loans at \$30.2 million, an increase of 33 per cent above the first 3 months of 1950.

The number of loans approved on new non-farm non-residential real estate totalled 275 during the first 3 months of 1951 and involved \$12.9 million representing increases of 32 and 61 per cent respectively over the same period a year earlier. The value of loans approved on *existing* property in this sector increased 26 per cent to \$13.5 million though the number of loans declined 10 per cent to 406.

Farm loans during the first 3 months, 1951, numbered 378 and amounted to \$2.1 million exceeding by 52 and 75 per cent respectively the lending operations during the same period in 1950.

Mortgages Registered and Discharged

Reflecting a high level of activity in real estate transfers, mortgage registrations on new and existing property in Greater Toronto totalled 8,799 during the first three months, 1951, an increase of 8 per cent over the same period in 1950.

Mortgage discharges in Greater Toronto numbered 6,373, during the period 7 per cent higher than in the corresponding period in 1950. Mortgage discharges reflect to some extent the rate at which mortgage debts are being liquidated.

SECTION 5.—BUILDING MATERIALS

(See Tables 35-44)

To provide the framework for obtaining priority assistance in securing U.S. supplies for the defence program and to empower the Department of Defence Production to divert essential materials for use in the defence program as circumstances may require, Order in Council P.C. 2399 was enacted May 16, 1951, under authority of the Defence Production Act and the Emergency Powers Act.

In addition to the priority provisions concerning defence supplies, regulations have been passed with respect to the supply and demand for certain basic

materials. Order in Council P.C. 2147 dated May 3, 1951, declared certain non-ferrous metals and non-metallic minerals as essential. Effective June 1, 1951, copper and aluminum were made subject to domestic allocation and inventory limitation. Orders date May 18, 1951 and released May 21, 1951, by the Department of Defence Production provide for regulations over the distribution of (1) primary and wrought aluminum (Order NFM—2); (2) copper wire rod and wire (Order NFM—3); (3) brass mill products (NFM—4) and (4) primary copper (NFM—5). On June 20, 1951, the Department of Defence Production announced that commencing July 1, 1951, similar regulations are extended to cadmium, primary and refined secondary lead and slab zinc. Provisions are contained in orders dated June 19, 1951, for (5) cadmium (Order NFM—6); (6) primary and refined secondary lead (Order NFM—7); and (7) slab zinc (Order NFM—8). With certain exceptions, purchase orders for these materials will require the approval of the Department of Defence Production. Prior regulations covering the purchase and sale of primary nickel and electrical resistance alloys containing 50 per cent nickel or 50 per cent nickel plus chromium were issued under Order M—1, which came into force April 16, 1951. The Order provided that on or after May 1, 1951, all purchases and sales of these items are subject to authorization by the Department of Defence Production.

Production of Building Materials

In response to the present and anticipated expansion in the construction industry, the building materials industry was increasing the over-all output of construction products during the first quarter of the year. The composite index of production of construction materials other than lumber averaged 280.1 (1939=100) a rise of 22 per cent above the average for the corresponding period in 1950. The index of domestic disappearance of construction materials which represents the aggregate volume of sales from the producer level to the domestic distributor and consumer level together with imports, averaged 290.9, or 31 per cent above the level for the first quarter, 1950.

In general, the physical volume of production of 27 of the 35 materials covered showed substantial increases during the first 3 months of 1951 compared with the same period in 1950 (see Figure 2). The iron and steel products group comprising wire nails and spikes, cast-iron soil pipe and fittings, structural steel and cast-iron pressure pipe and fittings registered increases varying from 4 to 74 per cent in the order named. The plumbing and heating equipment group consisting of domestic heating boilers, electric hot water tank heaters, and warm air furnaces showed increases from 38 to 55 per cent. Hot water storage tanks were the exception in the group with a decline of 27 per cent. Cast-iron radiators remained at the same level. The materials in the cement and cement products, asphalt products and lumber and lumber products groups registered gains from 8 to 56 per cent. Three materials in the clay products group, flue linings, vitrified sewer pipe and building brick were higher by 7 to 21 per cent and structural tile remained at the same level. Three materials in the electrical wire and wiring devices group increased from 13 to 42 per cent and outlet boxes decreased 5 per cent. In the gypsum group, gypsum lath and gypsum plaster were up 29 and 19 per cent respectively and gypsum wallboard was down 2 per cent. In the sanitary ware group, wash basins were higher by 9 per cent and bathtubs and sinks were lower by 11 and 12 per cent respectively. Production of builders' hardware rose to \$3.9 million during the quarter, a new high level for a quarterly

period. Output of six other materials, wood fibre building board, cast-iron pressure pipe and fittings, structural steel, non-metallic sheathed cable, gypsum lath and electric hot water tank heaters was higher than in any quarter of 1950 or 1949.

Supply of Primary Iron and Steel Products

Pig iron production in Canada rose 17 per cent from 527,000 tons in the first quarter of 1950 to 615,000 tons in the corresponding period of 1951. Production of steel ingot, from which rolling mill products are made, rose by 6 per cent from 827,000 tons to 875,000 tons during the period. Output of finished rolling mill products made from domestic ingot increased by 8 per cent from 580,000 tons to 627,000 tons. Imports direct by Canadian consumers and production resulting from imported semi-finished steel products added a further 284,000 tons in the first quarter of 1951. Exports of finished rolling mill products were not significant in amount. As a result, new finished rolling mill products made available for domestic use in the first quarter of 1951 totalled 898,000 tons, an increase of more than one-fifth over the 743,000 tons made available in the first quarter of 1950.

Shipments of finished rolling mill products for domestic use from Canadian mills totalled .8 million tons in the first quarter of 1951. Of this 101,000 tons, or 13 per cent went to building construction. The construction industry would also represent the ultimate user of part of the shipments of 102,000 tons going into merchant trade products, and 88,000 tons sent to wholesalers and warehouses.

Steel forms, the principal component of a large number of building and construction materials, and to an increasing extent construction operations in the present period of expanding defence output will be affected by the production of iron and steel rolling mill products.

Supply of and Demand for Building Materials

Factory sales of 15 out of 18 materials were higher in the first 3 months of 1951 than in the corresponding period of 1950. Hot water storage tanks decreased over the period and for 2 other items, sinks and gypsum wallboard sales remained at the same levels as in the comparable period in 1950. In relation to production during the period, factory sales were less than output for 12 items and were running slightly ahead in the case of steel pipe and fittings, sinks, gypsum wallboard, single pole switches, outlet boxes and hot water storage tanks.

Factory stocks of 13 out of 18 materials were lower at the end of March, 1951, than a year earlier. Of these, 8 items namely sinks, flue linings, steel pipe and fittings, non-metallic sheathed cable, single pole switches, cast-iron soil pipe and fittings, bathtubs and outlet boxes showed depleted stocks of from 40 to 90 per cent; 5 items, electric hot water tank heaters, gypsum plaster, wire nails and spikes, cement and building brick registered declines of from 13 to 28 per cent. Stocks of 5 materials, domestic heating boilers, mineral wool batts, hot water storage tanks, gypsum wallboard and gypsum lath were up from 2 to 79 per cent at the end of March, 1950, compared with a year earlier.

Imports

Imports of building materials were up generally in the first 3 months of 1951 from the first 3 months of 1950, reflecting the quickened tempo of current and proposed construction work. Seventeen items registered increases and 2 showed declines of the 19 covered in this review.

The iron and steel products group was up significantly except skelp which declined 4 per cent. Wire nails at 1,364 tons registered the sharpest increase, over three times the quantity imported in the first 3 months of 1950 while imports of structural steel and galvanized sheets rose 45 and 12 per cent respectively to 53,000 tons and 1,800 tons.

The plumbing and heating group continued the gains of the fourth quarter, 1950. Imports of warm air furnaces at 602 units were higher by 550 units than in the first 3 months of 1950, cast-iron radiators were 8 times greater at 13,000 square feet, domestic heating boilers 14 times greater at \$29,000 and electric hot water tank heaters were up 22 per cent at 679 units.

Cement imports increased 7 times to 185,000 barrels, mineral wool increased 12 times to 73,000 square feet and building brick, gypsum plaster and sanitary ware imports were about double the quantities in the first 3 months of 1950.

Imports of common colorless window glass rose 2 per cent to 11.2 millions of square feet.

Hardwood flooring was up 11 per cent to 2 million feet and wallboard building board was down 13 per cent to 7.2 million square feet.

Exports

Of the 14 building materials on which export data are available 9 registered increases, 4 showed decreases and 1 remained at the same level in the first quarter, 1951, as in the corresponding period in 1950.

Lumber and lumber products which constitute the most important group of building material exports increased sharply during the quarter with the exception of wood laths which declined slightly. Increases in foreign sales of sawn lumber, wood shingles, wood fibre insulating board and hardwood flooring ranged from 32 per cent to over 100 per cent of the quantities sold during the first 3 months of 1950. Paints, pigments and varnishes exports were down 5 per cent to \$1.2 million in the first 3 months. Exports of iron and steel products, consisting mainly of rolling mill products converted in Canada from imported materials, were negligible during the quarter. Cast-iron soil pipe and steel pipe and tubing were reduced to 293 and 384 tons respectively, 45 and 84 per cent lower than in the first quarter, 1950, while foreign sales of nails and structural steel at 6 and 434 tons were of minor proportions. Building brick and cement exports were also at low levels. Re-export of common colorless window glass amounted to .4 million square feet continuing the rise noted in the fourth quarter, 1950.

Non-Seasonal Layoffs in Building Material Establishments

The number of employees in building material producing establishments laid off during the first 4 months of 1951, at 913, was 15 per cent lower than the 1,074 laid off in the first four months of 1950. There was a decline of 58 per cent from 431 to 183 in the number laid off because of lack of orders. The number laid off for other reasons, production difficulties for the most part, increased from 643 in the first four months of 1950 to 730 in the same period of 1951. While layoffs have not been widespread enough to be important in themselves, they do indicate the importance of supply problems in the building materials field.

SECTION 6.—BUILDING LABOUR

(See Tables 45-55)

With an increased volume of new construction activity taking place in the first quarter of 1951 (see Section 2), the number of persons employed in the

construction industry, as measured by the Labour Force Survey, increased by 15 per cent from 263,000 in the first week of March, 1950, to 302,000 in the first week of March, 1951. Employment in all non-agricultural industries increased by about 8 per cent from 3.9 million to 4.2 million in the same period and total employment increased by 4 per cent from 4.8 million to 5.0 million.

The increase in construction employment indicated by the Labour Force Survey data reflects the favourable weather conditions and a rise in the volume of construction activity indicated previously. The extent of the increase may not be representative of the trend throughout the whole first quarter since the Labour Force Surveys relate to a particular week in each quarter.

The index of employment in the *building* industry, based on returns from firms with 15 or more employees, shows an increase of 12 per cent from an average of 304 in the first three months of 1950 to 340 in the corresponding period of 1951.

The Labour Market

A decline in unemployment in the construction industry in the first quarter of 1951 as compared with the first quarter of 1950 is indicated by data from the Labour Force Survey, reports on unplaced applicants from the Unemployment Insurance Commission, and the number of construction workers who have applied for unemployment insurance benefits and established benefit years with the Commission. The Labour Force Survey also indicates sizeable declines in total unemployment, and in unemployment in all non-agricultural industries.

Little unemployment in the construction industry and in other industries during the first quarter, together with generally increased labour requirements resulting from a developing program of defence production, suggest the possibility of a scarcity of certain skilled construction workers in selected localities later in the year, when the manpower requirements of the construction industry are usually much greater than in the first quarter.

Supply of Construction Workers

Skilled construction workers added to the labour force through net immigration totalled 859 during the first quarter, 1951, almost equalling the 900 added during the full year 1949 (see p. 11). Immigration of construction workers numbered 1,108, of whom 986 were skilled and 122 were semi-skilled and unskilled. Emigration of skilled workers totalled 127. Apprenticeship training in the building trades under the Federal-provincial program was maintained at 5,300 in March, 1950, and March, 1951, indicating that new trainees are entering the scheme at the same rate as skilled workers complete their training.

Strikes in the Building Industry

Work stoppage through strikes in the building industry was relatively low from January to April, 1951, amounting to 1,267 working days lost compared with 21,000 working days lost in the same period in 1950.

SECTION 7.—BUILDING COSTS

(See Tables 56-59)

Costs of house building rose sharply from April of 1950 to April, 1951. Not since the twelve months following the removal of wartime price controls on building materials in September of 1947 have costs risen as rapidly as in the past year. The combined index of wholesale prices of residential building materials and hourly wage rates of construction workers increased by 18 per cent from 210 in April, 1950, to 248 in April, 1951 (see Figure 3).

While this index does not cover changes in the productivity of building workers and management, or the level of operating profits, it does indicate the changes for the principal on-site cost components of house construction. The combined prices of residential building materials and construction labour wage rates are now about two-and-a-half times as high as in 1939.

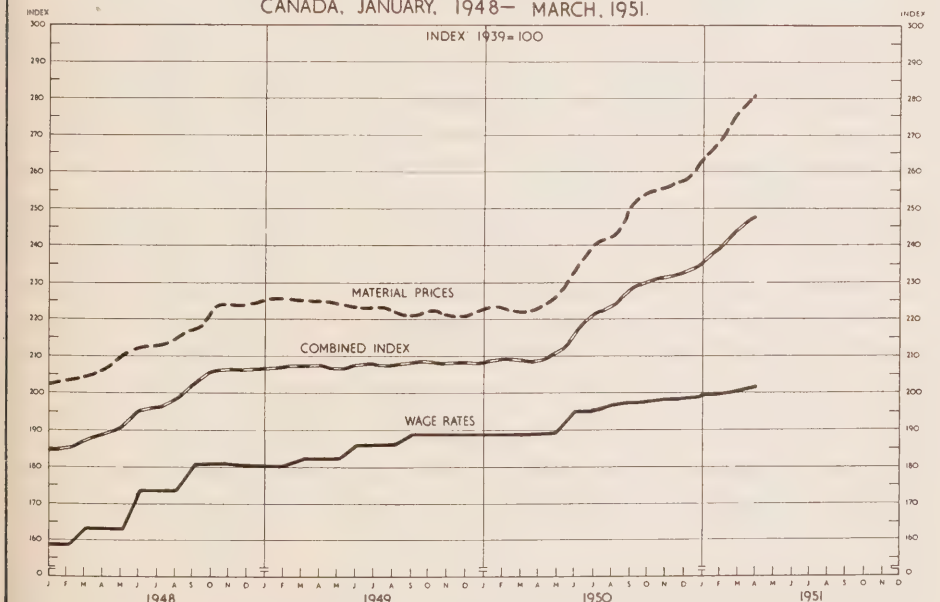
Residential Building Material Prices

The main factor moving the combined cost index upward was the price index of residential building materials. From April, 1950, the index of wholesale prices of residential building materials increased 27 per cent to 281 in April, 1951. During the comparable period a year earlier there was an advance of only 1 per cent in the index. Among the components making up the index, lumber and its products contributed most to the general price increase with a gain of 35 per cent for the 12 month period. In April, 1951, the lumber index reached 409 well over twice the level in 1945. Since exports account for about 56 per cent of Canadian timber production, domestic prices are strongly influenced by world prices and especially by prices in the United States.

Prices of the roofing material group increased by 22 per cent from 203 in April, 1950, to 247 in April, 1951. The increase was occasioned mainly by the rise in prices of cedar shingles as asphalt shingle prices changed little, standing at only 143 in April, 1951. All other material groups showed increases of more than 10 per cent during the period with the exception of cement, gravel, and sand, the group index for which rose 7 per cent from 138 to 148.

— FIGURE 3 —

INDEXES OF RESIDENTIAL BUILDING MATERIAL PRICES,
WAGE RATES OF CONSTRUCTION WORKERS, AND COMBINED
INDEX OF MATERIAL PRICES AND WAGE RATES,
CANADA, JANUARY, 1948— MARCH, 1951.



Wage Rates in the Construction Trades

Wage rates in the construction trades rose much less between April, 1950 and April, 1951, than prices of building materials. The index for all construction workers (including holiday pay allowances) now stands at 201, slightly over double that for 1939 and 4 per cent above the level at April, 1950.

The period of greatest potential increase in construction wage rates occurs between April and October and had virtually run its course in 1950 by the time the cost of living started rising again more notably (see below).

Rent and the Cost-of-Living

The rent index which reflects changes in rentals on a national basis stood at 133 in March, 1951, a rise of 10 per cent above the level at February, 1950. The increase reflects the results of relaxations in rental-ceilings put in effect in February, 1950. In that month under authority of the Wartime Prices and Trade Board Order No. 813, December 15, 1949, landlords were permitted to raise existing rental-ceilings 22 per cent for heated self-contained dwellings and 18 per cent in the case of unheated self-contained dwellings. The difference between the allowable increases provided for by W.P.T.B. Order No. 813 and the actual increase as indicated in the index is mainly accounted for by three factors: (1) a number of rental units were decontrolled before February, 1950, and were unaffected by the authorized increase; (2) rental increases were minor in the Maritimes and Saskatchewan; and (3) in many instances where the landlord-tenant relationship is personal, only partial increases were put into effect.

The cost-of-living index increased to 179 in April, 1951, 11 per cent above the level in April, 1950. Most of the increase occurred between October, 1950 and April, 1951, when the index rose by 7 per cent from 168 to 179.

Rent Control Provisions

The Wartime Leasehold Regulations⁽¹⁾ which empowered the Federal Government to control and regulate rentals on dwelling units terminated on April 30, 1951. By virtue of the expiration of federal rent control, legislative authority was transferred to the jurisdiction of the individual provincial governments. Except Newfoundland which had existing rent regulations when it entered Confederation, (The Rent Restrictions Act, 1943) the provincial legislatures have passed acts enabling them to set up regulatory and administrative machinery.

British Columbia. The Leasehold Regulations Act, 1951, proclaimed April 25, 1951, makes provision for the continuation of the Wartime Leasehold Regulations and their administration and enforcement. In addition the Act empowers the government to substitute, revoke, amend or remake any of the regulations.

Alberta. The Rental Control Act (Chapter 61, 1950) coming into force April 30, 1951, provides for the appointment of a Rent Control Board which shall administer the terms of the Act. All accommodation that was subject to rent control under the Wartime Leasehold Regulations continues under control. Provision is made for the landlord and tenant to agree on a change in rent and in the case of failure to agree, either the landlord or tenant or both may refer the matter to the Board. The Board is empowered to fix an amount of rent which it finds just and reasonable in accordance with considerations set out in the Act.

(1) Order in Council P.C. 9029, November 21, 1941 and amendments, authorized under the *War Measures Act* (Canada) and continued in force under *The National Emergency Transitional Powers Act, 1945* (Canada) and *The Continuation of Transitional Measures Act, 1947* (Canada).

Saskatchewan. The Leasehold Regulations Act, 1950 (Chapter 85, 1950) came into force April 1, 1950, and provided that the rent payable on all housing accommodation for which there was a lease in effect March 31, 1950, was the maximum rental which could be charged notwithstanding any change in tenancy. Changes in rent may only be arranged by either the landlord or tenant making application to the Provincial Mediation Board which the Act designates as the rent control authority. No tenant of any property for which there is a fixed rental may be dispossessed or evicted except by an order authorized by the Board.

Manitoba. The Leasehold Regulations Act (1951 Session) coming into force April 28, 1951, makes provision for the continuation of the Wartime Leasehold Regulations and their administration and enforcement. In addition the Act empowers the Government to substitute, revoke, amend or remake any of the regulations.

Ontario. The Leasehold Regulations Act, 1951 (1951 Session) proclaimed April 13, 1951, adopted the Wartime Leasehold Regulations and in addition provided that rentals on all self-contained dwellings and shared accommodation in effect April 17, 1951, were frozen regardless of any change in tenancy. The Act empowers the Government to revoke, amend or remake any of the existing legislation and to set up a staff for the administration and enforcement of the Act.

Quebec. An Act respecting the regulation of rentals (1951 Session) was proclaimed April 5, 1951, and will terminate May 1, 1953. The Act provides for the constitution of a Rental Commission to supervise the administration of the terms of the Bill and to establish scales for fixing rents. Provision is also made for the appointment of rental administrators. All rentals in effect April 30, 1951, are frozen until August 1, 1951 and tenants legally occupying rented premises may not be evicted during this period.

With respect to leases which expire before October 1, 1951, where the landlord and tenant are unable to agree as to the renewal of the existing lease or making of a new lease, the tenant must make application for the prolongation of such lease and the fixing of the rent to the local administrator before September 1, 1951. In instances where leases of one year or over expire after October 1, 1951, and the parties are unable to agree, application for prolongation must be made at least one month before the expiration of the lease. In all other cases, application must be made at least fifteen days before the expiration of the lease. No tenant may be evicted if he obtains a prolongation of a lease and pays the rent, except on special grounds set out in the Act.

New Brunswick. The Municipal Rent Control Act (1951 Session), provides that rentals in effect on April 30, 1951, may not be increased prior to July 1, 1951, except by express agreement between the landlord and tenant. The Act empowers the council of any city, town, incorporated village or county to make by-laws regulating maximum rentals. The by-laws must name a date after which no rental may be increased except by express agreement between the landlord and tenant or with the approval of a rental authority to be appointed by the council.

Nova Scotia. The Housing and Rentals Act (1951 Session) assented to April 7, 1951, empowers the council of any city, town or municipality to make by-laws fixing maximum rentals at the levels in effect April 30, 1951.

The by-laws may also provide for the appointment of a rental authority to approve any increase in rentals in the area concerned. Regulations with respect to tenancy between April 30, 1951, and July 31, 1951, in cities, towns and municipalities having a rental authority are to be the same as under the Wartime Leasehold Regulations. The Housing and Rentals Act and any by-law made under it will expire April 30, 1952.

Prince Edward Island. Under the Housing and Rentals Act (1951 Session) assented to March 30, 1951, the council of any city or town may make by-laws for the regulation of maximum rentals for housing accommodation, with the provision that no rentals in effect May 31, 1951, may be increased unless by agreement between the landlord and tenant or with the approval of the person or board appointed as rental authority under such by-law.

SECTION 8.—BUILDING INDUSTRY

(See Tables 60-62)

Financial Statistics, 16 Construction Companies

A continued large volume of business in the construction industry and an improvement in the financial status of a number of construction firms during 1949 is reflected in the summarized financial statistics of 16 companies. Net income from operations for the year before payment of dividends amounted to \$3.7 million, an increase of 68 per cent over 1948 and more than five times greater than 1945.

The net use of funds statement suggests that the accelerated rate of investment by these companies in fixed plant and equipment during the years 1945-1948 was slackening by the end of 1949, and that contracted work in hand was less than at the end of 1948. New investment in fixed plant and equipment declined during 1949 by about \$500,000 to \$439,000 while there was a marked increase in working capital (excluding inventories) of \$4.1 million to \$5.3 million at the end of 1949 from \$1.2 million at year-end, 1948. Inventories which are an indication of the amount of work in process were less by \$1.2 million than a year earlier.

Bankruptcies in the Construction Industry, Building Material Industries and All Industries

Current data on bankruptcies during the first quarter, 1951, reflect improved business conditions in this period as compared with the first quarter, 1950. The number of commercial failures and the total amount of defaulted liabilities in the construction industry, building material industries, and in all industries declined. The building materials industry had the least number of failures of the three groups, registering 6 in the first quarter, 1951, compared with 14 in the corresponding period of 1950, and representing \$210,000 in defaulted liabilities as compared with \$480,000 in the first quarter, 1950. Defaulted liabilities in the construction industry declined from \$970,000 to \$602,000 during the period and in all industries from \$8.3 million to \$4.5 million.

Common Stock Prices

Rising on the strength of favourable anticipations composite stock market price indexes of 16 building material companies and eighty-two industrial companies climbed to new all-time highs in April, 1951. The index for building material companies stood at 265 in April, 1951, 49 per cent above the level of April, 1950. The index for eighty-two industrial companies reached 185 at April, 1951, 40 per cent above the figure in April, 1950.

PART II

TABULAR MATERIAL*

*Sources of tables shown in Part II together with explanatory notes will be shown in Part III.

SECTION 1.
POPULATION TRENDS

TABLE 1.— NET FAMILY FORMATION, CANADA, 1945 — MARCH, 1951.
(In thousands)

Period	Marriages	Deaths to Married Persons	Divorces ⁽¹⁾	Net Migration of Married Females	Net Family Formation ⁽²⁾
1945	108.0	48.6	5.1	+ 5.0	59.3
1946	134.1	48.6	7.7	+29.7	107.5
1947	127.3	49.9	8.2	+ 6.2	75.4
1948	123.3	51.5	6.9	+18.0	83.0
1949					
1st Quarter	15.9	13.9	—	+ 3.5	4.0
2nd Quarter	34.8	13.7	—	+ 4.4	24.0
3rd Quarter	42.8	12.3	—	+ 3.3	32.3
4th Quarter	30.4	13.1	—	+ 3.0	18.9
Total, 1949	123.9	53.0	5.9	+14.2	79.2
1950					
1st Quarter	14.9	13.1	—	+ 1.9	2.4
2nd Quarter	33.2	14.2	—	+ 2.6	20.3
3rd Quarter	44.0	12.4	—	+ 1.0	31.3
4th Quarter	33.3	13.1	—	+ 1.6	20.5
Total, 1950	125.4	52.8	5.2	+ 7.1	74.5
1951					
1st Quarter	17.0	13.8	—	+ 3.6	5.5

(1) Quarterly data not available.

(2) Quarterly estimates include an allowance for divorces.

TABLE 2.—NUMBER OF BIRTHS, DEATHS, AND MARRIAGES AND TOTAL POPULATION,
CANADA, ⁽¹⁾ 1945 — MARCH, 1951.

	Births	Deaths	Marriages	Population ⁽²⁾ 000
1945.....	288,730	113,414	108,031	12,102
1946.....	330,732	114,931	134,088	12,283
1947.....	359,094	117,725	127,311	12,558
1948.....	347,307	119,384	123,314	12,859
1949				
1st Quarter.....	87,732	32,630	15,910	— ⁽³⁾
2nd Quarter.....	96,208	31,969	34,775	13,525
3rd Quarter.....	95,504	28,636	42,764	13,612
4th Quarter.....	86,695	30,812	30,428	13,683
Total, 1949	366,139	124,047	123,877	—
1950 ⁽⁴⁾				
January.....	28,958	10,804	5,265	13,742
February.....	27,657	10,634	5,334	
March.....	31,421	11,283	4,267	
1st Quarter.....	88,036	32,721	14,866	
April.....	30,296	11,215	7,799	13,821
May.....	30,787	9,459	10,054	
June.....	34,000	10,509	15,376	
2nd Quarter.....	95,083	31,183	33,229	
July.....	31,439	9,520	15,025	— ⁽³⁾
August.....	29,225	9,573	14,669	
September.....	32,682	9,364	14,342	
3rd Quarter.....	93,346	28,457	44,036	
October.....	29,398	9,564	12,682	13,946
November.....	27,471	9,811	12,191	
December.....	28,806	10,535	8,417	
4th Quarter.....	85,675	29,910	33,290	
Total, 1950	362,140	122,271	125,421	—
1951 ⁽⁴⁾				
January.....	29,210	10,662	6,176	— ⁽⁵⁾
February.....	27,672	11,214	5,468	
March.....	31,385	12,482	5,394	
1st Quarter.....	88,267	34,364	17,038	

(1) Excluding Yukon and North West Territories.

(2) Available quarterly.

(3) Not available.

(4) Preliminary (see p. 103).

(5) Not yet available

TABLE 3.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,
1945 — MARCH, 1951.

Period	Males				Females				18 Years and Over				Under 18 Years				Total
	Married		Single		Sub-total		Married	Single	Sub-total	Male	Female	Sub-total	Male	Female	Sub-total		
1945	2,695	7,701	5,006	1,162	1,808	1,017	9,470	5,551	15,021	4,259	11,620	15,879	3,442	3,401	6,843	22,722	
1946	6,694	20,493	13,799	1,597	2,618	1,084	36,457	14,779	51,236	9,934	40,818	50,752	10,559	10,408	20,967	71,719	
1947	13,799	33,435	19,636	1,887	3,112	1,264	33,162	17,530	30,692	27,281	24,787	52,068	6,154	5,905	12,059	64,127	
1948	25,843	41,247	28,862	2,412	7,538	3,365	24,676	33,638	58,324	39,415	33,266	72,681	14,104	13,133	27,237	125,414	
1949	22,271	51,133	28,862	2,802	7,538	3,365	20,406	23,653	44,059	39,415	33,266	72,681	11,718	10,793	22,511	95,192	
1950																	
January	646	1,808	1,162	1,597	1,808	1,017	9,470	5,551	15,021	4,259	11,620	15,879	3,442	3,401	6,843	22,722	
February	1,021	2,618	1,597	1,887	2,618	1,084	36,457	14,779	51,236	9,934	40,818	50,752	10,559	10,408	20,967	71,719	
March	1,225	3,112	1,887	2,412	3,112	1,264	33,162	17,530	30,692	27,281	24,787	52,068	6,154	5,905	12,059	64,127	
1st Quarter	2,892	7,538	4,646	2,802	7,538	3,365	24,676	33,638	58,324	39,415	33,266	72,681	14,104	13,133	27,237	125,414	
April	1,554	4,155	2,601	2,802	4,155	1,469	1,017	884	1,901	1,233	1,414	2,647	575	487	1,062	3,709	
May	1,874	4,741	2,867	2,412	4,741	1,700	1,084	1,251	2,335	1,902	1,675	3,577	716	660	1,376	4,953	
June	1,452	3,804	2,412	2,802	3,804	1,465	1,264	1,424	2,688	2,284	1,861	4,145	828	827	1,655	5,800	
2nd Quarter	4,880	12,760	7,880	2,802	12,760	4,634	24,676	33,638	58,324	39,415	33,266	72,681	14,104	13,133	27,237	125,414	
July	1,521	3,961	2,440	2,802	3,961	1,284	1,017	884	1,901	1,233	1,414	2,647	575	487	1,062	3,709	
August	1,094	2,719	1,625	2,412	2,719	1,092	1,084	1,251	2,335	1,902	1,675	3,577	716	660	1,376	4,953	
September	1,139	2,844	1,705	2,802	2,844	965	1,264	1,424	2,688	2,284	1,861	4,145	828	827	1,655	5,800	
3rd Quarter	3,754	9,524	5,770	2,802	9,524	3,341	24,676	33,638	58,324	39,415	33,266	72,681	14,104	13,133	27,237	125,414	
October	1,313	3,107	1,794	2,802	3,107	1,228	1,017	884	1,901	1,233	1,414	2,647	575	487	1,062	3,709	
November	1,606	4,014	2,408	2,802	4,014	1,277	1,084	1,251	2,335	1,902	1,675	3,577	716	660	1,376	4,953	
December	1,581	4,026	2,445	2,802	4,026	1,376	1,264	1,424	2,688	2,284	1,861	4,145	828	827	1,655	5,800	
4th Quarter	4,500	11,147	6,647	2,802	11,147	3,881	24,676	33,638	58,324	39,415	33,266	72,681	14,104	13,133	27,237	125,414	
Total, 1950	16,026	40,969	24,943		40,969	15,221	17,690	32,911	30,684	24,163	54,847	73,880	19,033	8,748	27,781	82,629	
1951																	
January	1,302	3,237	1,935		3,237	1,179	1,221	1,221	2,400	2,546	1,792	4,338	691	608	1,299	5,637	
February	1,926	4,925	2,999		4,925	1,712	1,781	1,781	3,493	3,798	2,554	6,352	1,127	939	2,066	8,418	
March	2,971	7,238	4,267		7,238	2,265	2,355	2,355	4,620	5,555	3,252	8,807	1,683	1,368	3,051	11,858	
1st Quarter	6,199	15,400	9,201		15,400	5,156	5,357	5,357	10,513	11,899	7,598	19,497	3,501	2,915	6,416	25,913	

TABLE 4.— NUMBER OF EMIGRANTS⁽¹⁾ FROM CANADA, BY SEX,
MARITAL STATUS AND AGE GROUP,
1945 — MARCH, 1951.

Year	Total	Married Females ⁽²⁾	Children under 18 Years ⁽²⁾
1945.....	22,500	—	—
1946.....	33,900	—	—
1947.....	35,000	—	—
1948.....	34,800	6,700	6,200
1949			
1st Quarter.....	7,800	1,500	1,300
2nd Quarter.....	8,600	1,700	1,400
3rd Quarter.....	8,900	1,600	1,300
4th Quarter.....	8,300	1,400	1,300
Total, 1949	33,600	6,200	5,300
1950 ⁽³⁾			
1st Quarter.....	6,200 ⁽⁴⁾	1,500	1,200
2nd Quarter.....	8,300 ⁽⁴⁾	2,000	1,700
3rd Quarter.....	9,900 ⁽⁴⁾	2,300	1,900
4th Quarter.....	8,400	2,200	1,900
Total, 1950	32,800 ⁽⁴⁾	8,000	6,700
1951 ⁽³⁾			
1st Quarter.....	6,100	1,600	1,500

(1) Estimated.

(2) Not available prior to 1948.

(3) Preliminary.

(4) Revised.

TABLE 5.—NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA, BY COUNTRY,
1945 — MARCH, 1951.

Period	United Kingdom		United States		Other Countries		Total	
	Immi- gration	Emi- gration	Immi- gration	Emi- gration	Immi- gration	Emi- gration	Immi- gration	Emi- gration
1945.....	14,600	5,100	6,400	15,800	1,700	1,600	22,700	22,500
1946.....	51,400	9,100	11,500	22,000	8,800	2,800	71,700	33,900
1947.....	38,800	7,900	9,400	24,100	15,900	3,000	64,100	35,000
1948.....	46,000	7,200	7,400	24,600	72,000	3,000	125,400	34,800
1949								
1st Quarter.....	5,300	1,200	1,400	5,900	16,600	700	23,300	7,800
2nd Quarter.....	8,100	1,700	2,000	6,200	20,100	700	30,200	8,600
3rd Quarter.....	4,900	2,300	2,400	5,800	15,300	800	22,600	8,900
4th Quarter.....	3,900	2,300	1,800	5,300	13,300	700	19,000	8,300
Total, 1949	22,200	7,500	7,600	23,200	65,300	2,900	95,100	33,600
1950								
1st Quarter.....	2,300	900 ⁽¹⁾	1,300	4,700	10,900	600	14,500	6,200 ⁽¹⁾
2nd Quarter.....	4,500	1,600 ⁽¹⁾	1,800	6,100	16,500	600	22,800	8,300 ⁽¹⁾
3rd Quarter.....	3,000	2,600 ⁽¹⁾	2,600	6,500	11,300	800	16,900	9,900 ⁽¹⁾
4th Quarter.....	3,600	1,300	1,900	6,400	14,100	700	19,600	8,400
Total, 1950	13,400	6,400 ⁽¹⁾	7,600	23,700	52,800	2,700	73,800	32,800 ⁽¹⁾
1951								
1st Quarter.....	4,300	700	1,600	4,900	20,000	500	25,900	6,100

(1) Revised.

SECTION 2
HOUSE-BUILDING ACTIVITY

TABLE 6.— NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND
UNDER CONSTRUCTION, CANADA⁽¹⁾, 1945 — MAY, 1951.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) ⁽²⁾
<i>Dwellings in New Structures and Conversions⁽³⁾</i>			
1945	— ⁽⁴⁾	48,470	— ⁽⁴⁾
1946	— ⁽⁴⁾	67,194	— ⁽⁴⁾
1947	81,276	79,231	— ⁽⁴⁾
1948	95,340	81,243	— ⁽⁴⁾
1949	93,931	91,655	— ⁽⁴⁾
1950	95,270	91,754	— ⁽⁴⁾
<i>Dwellings in New Structures</i>			
1945	— ⁽⁴⁾	42,488	— ⁽⁴⁾
1946	— ⁽⁴⁾	60,454	40,170
1947	74,263	72,218	42,215
1948	90,194	76,097	56,456
1949	90,509	88,233	59,503
1950			
January	2,152	6,480	55,125
February	2,694	4,815	52,918
March	4,169	6,578	50,161
1st Quarter	9,015	17,873	—
April	7,422	5,397	50,775
May	13,647	6,171	58,130
June	12,065	6,527	63,634
2nd Quarter	33,134	18,095	—
July	10,245	6,853	67,097
August	9,306	8,717	67,616
September	10,245	7,893	69,957
3rd Quarter	29,796	23,463	—
October	9,773	9,528	70,017
November	6,679	8,766	67,779
December	4,134	11,290	60,538
4th Quarter	20,586	29,584	—
Total, 1950	92,531	89,015	—
1951			
January	2,771	6,950	55,261
February	2,966	6,712	51,534
March	4,064	5,859	49,294
1st Quarter	9,801	19,521	—
April	7,451	5,688	51,090
May	11,699	6,876	55,903

(1) Excluding Yukon and Northwest Territories.

(2) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 104).

(3) Estimated.

(4) Not available.

TABLE 7. —NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN
AND RURAL AREAS, CANADA, 1947 — MAY, 1951.

Period	Urban				Rural		
	Metro- politan	Other Over 5,000	Other Under 5,000	Total	Non- farm	Farm	Total
1947	— ⁽¹⁾	— ⁽¹⁾	13,586	59,410	12,628	2,225	14,853
1948	36,529	21,142	12,026	69,687	15,687	4,810	20,497
1949	39,984	18,783	9,851	68,618	17,048	4,843	21,891
1950							
January	1,481	477	0	1,958	161	33	194
February	1,896	394	41	2,331	363	0	363
March	3,066	589	214	3,869	245	55	300
1st Quarter	6,443	1,460	255	8,158	769	88	857
April	4,471	1,686	448	6,605	681	136	817
May	5,914	3,405	1,112	10,431	2,551	665	3,216
June	5,759	2,956	1,107	9,822	1,643	600	2,243
2nd Quarter	16,144	8,047	2,667	26,858	4,875	1,401	6,276
July	4,616	2,567	1,109	8,292	1,347	606	1,953
August	4,368	1,859	998	7,225	1,337	744	2,081
September	5,573	2,008	745	8,326	1,583	336	1,919
3rd Quarter	14,557	6,434	2,852	23,843	4,267	1,686	5,953
October	5,448	1,771	884	8,103	1,180	490	1,670
November	3,695	1,197	505	5,397	952	330	1,282
December	2,922	481	129	3,532	575	27	602
4th Quarter	12,065	3,449	1,518	17,032	2,707	847	3,554
Total, 1950	48,209	19,390	7,292	75,891	12,618	4,022	16,640
1951							
January	1,778	559	112	2,449	322	0	322
February	2,014	392	0	2,406	532	28	560
March	2,638	660	279	3,577	415	72	487
1st Quarter	6,430	1,611	391	8,432	1,269	100	1,369
April	4,006	1,883	213	6,102	1,132	217	1,349
May	5,256	2,248	1,313	8,826	2,141	732	2,873

(1) Not available.

TABLE 8.— NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS, CANADA, 1947 — MAY, 1951.

Period	Urban				Rural		
	Metro-politan	Other Over 5,000	Other Under 5,000	Total	Non-farm	Farm	Total
1947	23,475	20,977	7,304	51,756	16,091	4,371	20,462
1948	29,945	18,061	10,029	58,035	14,204	3,858	18,062
1949	39,215	21,047	8,611	68,873	14,133	5,227	19,360
1950							
January	3,020	1,521	991	5,532	760	188	948
February	2,297	1,145	443	3,885	832	98	930
March	3,916	1,362	459	5,737	733	108	841
1st Quarter	9,233	4,028	1,893	15,154	2,325	394	2,719
April	2,944	1,364	565	4,873	431	93	524
May	2,853	1,772	366	4,991	943	237	1,180
June	3,791	1,361	622	5,774	482	271	753
2nd Quarter	9,588	4,497	1,553	15,638	1,856	601	2,457
July	3,124	1,241	476	4,841	1,514	498	2,012
August	4,228	1,659	664	6,551	1,980	186	2,166
September	4,380	1,529	864	6,773	813	307	1,120
3rd Quarter	11,732	4,429	2,004	18,165	4,307	991	5,298
October	4,409	2,007	687	7,103	1,710	715	2,425
November	3,597	2,072	827	6,496	1,413	857	2,270
December	4,948	2,307	711	7,966	2,837	487	3,324
4th Quarter	12,954	6,386	2,225	21,565	5,960	2,059	8,019
Total, 1950	43,507	19,340	7,675	70,522	14,448	4,045	18,493
1951							
January	4,384	1,475	293	6,152	670	128	798
February	4,246	1,191	27	5,464	1,186	62	1,248
March	3,838	995	266	5,099	744	16	760
1st Quarter	12,468	3,661	586	16,715	2,600	206	2,806
April	3,644	1,162	292	5,098	541	49	590
May	3,824	1,345	111	5,280	1,248	348	1,596

TABLE 9.— NUMBER OF NEW PERMANENT DWELLINGS COMPLETED,
BY TYPE OF UNIT, CANADA, 1947 — MAY, 1951.

Period	One Family	Two Family	Row Houses	Apart- ments	Other	Total
1947	58,778	5,310	608	3,694	3,828	72,218
1948	61,787	4,560	1,607	7,836	307	76,897
1949	68,966	7,309	485	11,050	423	88,233
1950						
January	4,902	792	6	779	0	6,480
February	3,521	502	0	792	0	4,815
March	4,578	582	0	1,365	53	6,578
1st Quarter	13,002	1,876	6	2,936	53	17,873
April	4,092	430	2	862	11	5,397
May	4,815	376	34	940	6	6,711
June	5,002	564	0	944	17	6,527
2nd Quarter	13,909	1,370	36	2,746	34	18,095
July	5,536	492	0	824	1	6,853
August	6,768	912	0	1,035	2	8,717
September	5,883	618	0	1,391	1	7,893
3rd Quarter	18,187	2,022	0	3,250	4	23,463
October	7,565	752	99	1,040	69	9,528
November	7,397	422	4	941	5	8,766
December	8,625	934	0	1,627	104	11,290
4th Quarter	23,587	2,108	103	3,608	178	29,584
Total, 1950	68,685	7,376	145	12,540	269	89,015
1951						
January	5,023	744	0	1,166	17	6,950
February	4,587	876	40	1,195	14	6,712
March	4,410	674	74	685	16	5,859
1st Quarter	14,020	2,294	114	3,046	47	19,521
April	4,064	572	82	953	17	5,688
May	5,103	662	76	1,021	14	6,876

TABLE 10.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE,
RESIDENTIAL AND OTHER, CANADA,
1945 — MARCH, 1951.
(Millions of Dollars)

Year	New Construction				Repair and Maintenance				Total		
	Housing	Other ⁽¹⁾	Sub-total ⁽¹⁾		Housing	Other ⁽¹⁾	Sub-total ⁽¹⁾		Housing	Other ⁽¹⁾	Total ⁽¹⁾
1945.....	285.6	427.4	713.6		96.3	401.7	498.0		381.9	829.1	1,211.0
1946.....	412.0	668.2	1,080.2		105.3	427.7	533.0		517.3	1,095.9	1,613.2
1947.....	539.7	881.2	1,420.9		130.8 ⁽¹⁾	461.2	592.0		670.5 ⁽¹⁾	1,342.4	2,012.9
1948.....											
1st Quarter.....	110.6	197.1	307.7		28.8	71.8	100.6		139.4	268.9	408.3
2nd Quarter.....	129.2	291.3	420.5		34.1	133.1	167.2		163.3	424.4	587.7
3rd Quarter.....	211.4	370.0	581.4		48.9	172.9	221.8		260.3	542.9	803.2
4th Quarter.....	216.5	345.0	561.5		50.1	154.3	204.4		266.6	499.3	765.9
Total, 1948.....	667.7	1,203.4	1,871.1		161.9	532.1	694.0		829.6	1,735.5	2,565.1
1949.....											
1st Quarter.....	143.8	242.8	386.6		33.1	86.1	119.2		176.9	328.9	505.8
2nd Quarter.....	169.3	334.1	503.4		38.6	144.0	182.6		207.9	478.1	686.0
3rd Quarter.....	223.2	400.9	624.1		51.5	171.7	223.2		274.7	572.6	847.3
4th Quarter.....	231.0	362.4	593.4		53.0	154.0	207.0		284.0	516.4	800.4
Total, 1949.....	767.3	1,340.2	2,107.5		176.2	555.8	732.0		943.5	1,896.0	2,839.5
1950.....											
1st Quarter.....	146.8	239.2	386.0		34.3	79.9	114.2		181.1	319.1	500.2
2nd Quarter.....	158.8	383.8	542.6		40.6	146.6	187.2		199.4	530.4	729.8
3rd Quarter.....	247.0	465.1	712.1		56.6	178.8	235.4		303.6	643.9	947.5
4th Quarter.....	260.4	450.7	711.1		59.5	169.7	229.2		319.9	620.4	940.3
Total, 1950.....	813.0	1,538.8	2,351.8		191.0	575.0	766.0		1,004.0	2,113.8	3,117.8
1951.....											
1st Quarter.....	181.4	304.4	485.8		40.9	82.7	123.6		222.3	387.1	609.4

(1) Revised.

TABLE 11.— NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — MARCH, 1951.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Dwellings		
	New Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Dwellings	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947	161.9	16.0	177.9	3,967	33,250	37,217
1948	276.3	23.1	299.5	6,473	44,838	51,311
1949						
1st Quarter	46.1	3.8	49.9	1,791	6,351	8,142
2nd Quarter	115.4	11.1	126.5	2,772	16,414	19,196
3rd Quarter	95.6	6.9	102.5	2,693	13,687	16,380
4th Quarter	71.3	4.5	75.8	2,639	8,933	11,572
Total, 1949	328.4	26.3	354.7	9,895	45,395	55,290
1950						
January	7.2	1.2	8.4	322	933	1,255
February	12.5	1.1	13.6	1,132	1,396	2,528
March	28.6	1.8	30.4	577	3,817	4,394
1st Quarter	48.3	4.1	52.4	2,031	6,146	8,177
April	41.4	2.9	44.3	1,014	5,522	6,536
May	67.2	5.0	72.2	2,496	8,074	10,570
June	49.2	3.7	52.9	979	6,470	7,449
2nd Quarter	157.8	11.6	169.4	4,489	20,066	24,555
July	38.2	3.9	42.1	932	5,174	6,106
August	35.3	3.2	38.5	623	4,526	5,149
September	35.7	3.1	38.8	687	4,371	5,058
3rd Quarter	109.2	10.2	119.4	2,242	14,071	16,313
October	36.4	5.1	41.5	1,132	4,533	5,665
November ⁽¹⁾	22.6	2.4	25.0	565	2,786	3,351
December	14.2	1.0	15.2	851	1,361	2,212
4th Quarter ⁽¹⁾	73.2	8.5	81.7	2,548	8,680	11,228
Total, 1950 ⁽¹⁾	388.5	34.4	422.9	11,310	48,963	60,273
1951						
January	14.0	1.3	15.3	314	1,731	2,045
February	17.7	1.4	19.1	601	2,011	2,612
March	29.8	1.9	31.7	702	3,362	4,064
1st Quarter	61.5	4.6	66.1	1,617	7,104	8,721

(1) Revised.

TABLE 12.— NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED,
CANADA, 1945 — MARCH, 1951.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Dwellings		
	Apartments	All Other Residential Dwellings	Total	⁽¹⁾ Apartments	All Other Residential Dwellings	Total
1945	6.3	189.7	196.0	1,103	48,344	49,447
1946	19.0	194.1	213.1	3,139	38,162	41,301
1947	12.0	185.0	197.2	1,743	36,458	38,201
1948	30.1	342.9	373.1	3,730	62,500	66,230
1949						
1st Quarter	24.7	44.8	69.5	2,911	6,913	9,824
2nd Quarter	12.2	119.3	131.5	1,415	19,701	21,116
3rd Quarter	20.9	138.0	158.9	2,468	22,378	24,846
4th Quarter	11.7	92.8	104.5	1,371	15,255	16,626
Total, 1949	69.5	394.9	464.4	8,165	64,247	72,412
1950						
January	3.6	20.4	24.0	422	2,855	3,277
February	3.5	16.8	20.3	408	2,544	2,952
March	2.6	27.6	30.2	304	3,892	4,196
1st Quarter	9.7	64.8	74.5	1,134	9,291	10,425
April	3.9	39.1	43.0	448	5,614	6,062
May	4.3	49.9	54.2	496	6,756	7,252
June	5.8	57.9	63.7	656	9,726	10,382
2nd Quarter	14.0	146.9	160.9	1,600	22,096	23,696
July	6.8	67.4	74.2	747	9,840	10,587
August	3.7	44.8	48.5	410	6,680	7,090
September	7.9	48.4	56.3	840	7,507	8,347
3rd Quarter	18.4	160.6	179.0	1,997	24,027	26,024
October	6.7	48.1	54.8	708	6,951	7,659
November	5.4	38.6	44.0	573	5,554	6,127
December	5.1	23.4	28.5	538	3,254	3,792
4th Quarter	17.2	110.1	127.3	1,819	15,759	17,578
Total, 1950	59.3	482.4	541.7	6,550	71,173	77,723
1951						
January	2.8	13.2	16.0	290	1,888	2,178
February	2.1	22.9	25.0	209	3,159	3,368
March	5.6	26.4	32.0	566	3,564	4,130
1st Quarter	10.5	62.5	73.0	1,065	8,611	9,676

(1) Estimated.

SECTION 3

PUBLICLY ASSISTED HOUSE-BUILDING

TABLE 13.—NUMBER OF NEW PERMANENT DWELLINGS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947 — MARCH, 1951.

Period	Publicly-Initiated Housing	Privately-Initiated Housing					Total Publicly Assisted Housing ⁽²⁾	Total Housing
		With Government Financial Assistance			Other	Total Privately-Initiated Housing		
		Loans	Guarantees	Sub-total ⁽¹⁾				
1947	7,190	12,963	387	13,533	53,668	67,201	20,723	74,391
1948	10,006	17,363	1,528	19,029	61,159	80,188	29,035	90,194
1949								
1st Quarter	364	2,737	687	3,466	4,566	8,032	3,830	8,396
2nd Quarter	1,248	5,123	163	5,304	25,643	30,947	6,552	32,195
3rd Quarter	3,871	6,139	2,012	8,157	15,976	24,133	12,028	28,004
4th Quarter	2,391	9,598	772	10,370	9,153	19,523	12,761	21,914
Total, 1949	7,874	23,597	3,634	27,297	55,338	82,635	35,171	90,509
1950								
1st Quarter	92	3,377	666	4,043	4,880	8,923	4,135	9,015
2nd Quarter	1,794	10,595	390	11,104	20,236	31,340	12,898	33,134
3rd Quarter	1,710	13,427	441	13,868	14,218	28,086	15,578	29,796
4th Quarter	1,003	10,536	321	10,857	8,726	19,583	11,860	20,586
Total, 1950	4,599	37,935	1,818	39,862	48,060	87,932	44,471	92,531
1951								
1st Quarter	351	3,978	316	4,294	5,255	9,450	4,546	9,801

(1) Includes in addition to units started with loan and guarantee assistance, units approved under the double depreciation provisions without National Housing Act loans or guarantees.

(2) Includes direct Government housing and privately-initiated housing with Government financial assistance.

TABLE 14.— LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,⁽¹⁾
NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF DWELLINGS
FINANCED, CANADA, FEBRUARY, 1945 — APRIL, 1951.

Period	Number of Loans ⁽²⁾	Number of Dwellings ⁽²⁾	Amount of Loans \$000			
			Joint		Direct Loan	Total
			Basic Loan	Additional Loan		
1945 ⁽³⁾	5,142	5,695	23,832	0	0	23,832
1946.....	8,492	13,042	43,280	0	18,355	61,635
1947.....	10,549	12,734	60,576	0	1,133	61,709
1948.....	16,913	20,730	106,692	0	1,708	108,400
1949.....	19,627	29,036	119,319	3,418	38,792	161,529
1950						
January.....	1,310	1,593	8,881	1,094	268	10,243
February.....	1,859	2,942	11,819	1,610	4,374	17,803
March.....	2,702	2,960	18,339	2,584	41	20,964
1st Quarter.....	5,871	7,495	39,039	5,288	4,683	49,010
April.....	3,254	4,206	21,928	3,027	2,886	27,841
May.....	4,203	5,378	29,296	3,798	2,701	35,795
June.....	4,394	5,852	28,524	3,863	5,826	38,213
2nd Quarter.....	11,851	15,436	79,748	10,688	11,413	101,849
July.....	4,252	4,847	28,302	3,974	1,114	33,390
August.....	3,755	4,624	25,096	3,505	3,219	31,820
September.....	3,316	3,960	22,875	3,198	1,285	27,358
3rd Quarter.....	11,323	13,431	76,273	10,677	5,618	92,568
October.....	2,810	3,289	19,683	2,606	601	22,890
November.....	2,294	2,764	15,782	2,189	1,369	19,340
December.....	2,198	2,788	15,921	2,164	1,349	19,434
4th Quarter.....	7,302	8,841	51,386	6,959	3,319	61,664
Total, 1950.....	36,347	45,203	246,446	33,612	25,033	305,091
1951						
January.....	1,569	1,813	11,636	1,203	401	13,246
February.....	1,803	2,162	12,869	515	1,568	14,952
March.....	2,580	3,974	21,349	90	3,577	25,016
1st Quarter.....	5,952	7,949	45,854	1,808	5,546	53,208
April.....	2,606	3,354	21,139	0	580	21,718
Total, Feb. 1, 1945 — April 30, 1951.....	105,628	137,743	667,138	38,838	91,147	797,122

(1) For information on operations under the Dominion Housing Act, 1935, and the National Housing Act, 1938, see *Housing in Canada*, October, 1946, p. 29.

(2) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

(3) Covers period February 1 to December 31.

TABLE 15.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED, BY TYPE OF LOAN,
CANADA, FIRST QUARTERS, 1950 AND 1951.

Type of Loan	First Quarter, 1950 ⁽¹⁾				First Quarter, 1951			
	Number of Loans	Number of Dwellings	Amount \$000	Average Loan per Dwelling \$	Number of Loans	Number of Dwellings	Amount \$000	Average Loan per Dwelling \$
Housing for Home-Ownership:								
Loans to home-owners.....	1,533	1,580	10,060	6,367	1,339	1,383	9,719	7,032
Loans to builders for sale:	229	229	1,628	7,110	43	43	308	7,173
Integrated housing.....	3,991	4,211	30,415	7,223	4,444	4,621	32,534	7,040
Other.....								
Sub-total	5,753	6,020	42,103	6,994	5,826	6,047	42,561	7,038
Housing for Rental Purposes:								
Loans to individuals.....	84	607	2,742	4,516	102	997	5,277	5,293
Rental Insurance.....	32	866	4,145	4,787	22	875	5,339	6,102
Primary industries.....	—	—	—	—	—	—	—	—
Limited Dividend Corporations.....	—	—	—	—	2	30	30	1,000
Sub-total.....	116	1,473	6,887	4,675	126	1,902	10,646	5,597
Total Gross Loans.....	5,869	7,493	48,990	6,538	5,952	7,949	53,207	6,694

(1) Revised.

TABLE 16.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, (1)
ANALYSIS OF GROSS LOANS APPROVED, SHOWING AVERAGE ESTIMATED COST, LENDING VALUE,
AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF DWELLING, CANADA,
FIRST THREE MONTHS, 1950 AND 1951.

Type of Dwelling	Number of Loans	Number of Dwellings	Amount of Loans \$000	Average Estimated Costs					Average		
				Land	Con- struction	Other	Total	Lending Value	Loan	Finished Floor Area	Con- struction Cost per Sq. Ft.
				\$	\$	\$	\$	\$	\$	Sq. Ft.	\$
1950											
First Three Months											
Single 1-Storey	2, 856	2, 856	19, 187	810	7, 668	162	8, 640	7, 441	6, 718	950	8.07
Single 1½-Storey:											
Finished	4, 256	1, 256	9, 746	951	8, 590	217	9, 758	8, 448	7, 760	1, 223	7.02
Unfinished	615	615	4, 281	845	7, 758	185	8, 788	7, 641	6, 961	802 ⁽²⁾	6.20
Single 2-Storey	537	537	4, 331	900	9, 336	243	10, 479	9, 042	8, 065	1, 307	7.14
Semi-Detached	233	241	1, 838	704	8, 631	326	9, 661	8, 517	7, 626	1, 209	7.14
Duplex	127	254	1, 287	559	7, 072	220	7, 851	6, 120	5, 066	1, 102	6.42
Triplex	13	39	165	718	7, 184	274	8, 176	5, 395	4, 246	1, 054	6.81
Double Duplex	152	326	1, 736	540	6, 606	265	7, 411	6, 253	5, 324	1, 026	6.44
Row House	6	12	59	450	7, 187	262	7, 899	6, 250	4, 900	960	7.49
Apartment	76	1, 359	6, 380	296	5, 858	377	6, 531	5, 681	4, 694	907	6.46
Total	5, 871	7, 495	49, 010	725	7, 583	230	8, 538	7, 356	6, 539	1, 019	7.18
1951											
First Three Months											
Single 1-Storey	3, 256	3, 256	22, 595	1, 012	8, 917	292	10, 221	8, 354	6, 940	1, 010	8.83
Single 1½-Storey:											
Finished	1, 177	1, 177	8, 865	1, 100	9, 231	325	10, 656	8, 921	7, 532	1, 214	7.60
Unfinished	463	463	3, 092	789	8, 388	249	9, 426	7, 863	6, 679	843 ⁽²⁾	6.49
Single 2-Storey	517	517	4, 135	1, 187	10, 559	391	12, 137	9, 798	7, 999	1, 347	7.84
Semi-Detached	199	209	1, 547	1, 009	9, 340	392	10, 741	9, 115	7, 400	1, 214	7.69
Duplex	76	152	782	524	7, 655	244	8, 423	6, 348	5, 146	1, 110	6.89
Triplex	10	30	155	871	9, 086	461	10, 418	6, 724	5, 164	1, 116	8.14
Double Duplex	167	342	1, 898	708	7, 729	301	8, 738	6, 772	5, 550	1, 090	7.09
Row House	3	103	536	302	6, 610	22	6, 934	6, 126	5, 202	952	6.94
Apartment	82	1, 670	9, 572	458	6, 523	504	7, 485	6, 957	5, 632	870	7.50
Total	5, 950	7, 919	53, 177	874	8, 441	345	9, 660	8, 088	6, 715	1, 033	7.61

(1) Excluding loan approvals under Sections 9 and 10.

TABLE 17. — OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,
APRIL, 1946 — MARCH, 1951.

Period	Number of Loans	Number of New Dwellings	Amount \$	Average Loan per New Dwelling \$
1946	25	48	76,315	1,590
1947	11	16	30,775	1,923
1948				
1st Quarter	1	1	1,000	1,000
2nd Quarter	0	—	—	—
3rd Quarter	2	3	6,000	2,000
4th Quarter	0	—	—	—
Total, 1948	3	4	7,000	1,750
Total, 1949	0	—	—	—
1950				
1st Quarter	0	—	—	—
2nd Quarter	0	—	—	—
3rd Quarter	1	2	5,000	2,500
4th Quarter	0	—	—	—
Total, 1950	1	2	5,000	2,500
1951				
1st Quarter	0	—	—	—
Total, April, 1946 — March, 1951	40	70	119,090	1,701

TABLE 18.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941 — MARCH, 1951.

Period	Number of Dwellings			Actual Expenditure \$000			
	Started	Completed	Under Construction (At End of Period)	Housing	Supplementary Buildings	Land, Improvements and Other Outlay	Total
1941-1945 ⁽²⁾	23,704	18,774	4,930	60,941	13,779	16,671	91,391
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947	6,709	5,421	5,354	26,701	21	1,893	28,615
1948	8,199	6,934	6,619	49,180	39	4,165	53,384
1949							
1st Quarter	194	2,158	4,655	11,459	4	1,000	12,463
2nd Quarter	1,248	2,892	3,011	5,464	5	539	6,008
3rd Quarter	2,117	1,649	3,479	9,254	5	1,055	10,314
4th Quarter	1,357	1,105	3,731	12,458	146	1,384	13,988
Total, 1949	4,916	7,804	—	38,635	160 ⁽³⁾	3,978 ⁽⁴⁾	42,773
1950							
January	0	360	3,371	324	2	274	600
February	16	354	3,033	1,695	0	272	1,967
March	4	339	2,698	2,426	6	192	2,624
1st Quarter	20	1,053	—	4,445	8	738	5,191
April	81	341	2,438	689	8	45	742
May	450	530	2,358	1,061	14	145	1,220
June	210	382	2,186	1,364	8	283	1,655
2nd Quarter	741	1,253	—	3,114	30	473	3,617
July	143	286	2,043	1,156	10	238	1,404
August	86	671	1,458	1,073	2	306	1,381
September	2	209	1,251	847	0	207	1,054
3rd Quarter	231	1,166	—	3,076	12	751	3,839
October	0	136	1,115	826	6	343	1,175
November	0	149	966	647	36	459	1,142
December	31	84	913	837	76	435	1,348
4th Quarter	31	369	—	2,310	118	1,237	3,665
Total, 1950	1,023	3,841	—	12,945	168	3,199 ⁽⁴⁾	16,312
1951							
January	0	86	827	-175	-15	77	-113
February	0	84	743	481	139	74	694
March	0	122	621	353	130	88	571
1st Quarter	0	292	—	659	254	239	1,152
Total, April, 1941 — March, 1951	50,684	50,063	—	223,375	14,468	32,324	270,167

(1) Operations during 1941-1947 conducted by Wartime Housing Limited.

(2) Covers war workers' housing built between April, 1941 and December 31, 1945.

(3) Covers expenditures on 200 garages not shown as supplementary buildings in Table 19 (see p. 47).

(4) Excluding \$1,255,000 expended in 1949 and \$1,148,000 expended in 1950 recoverable from municipalities.

TABLE 19.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945 — APRIL, 1951.

As at Date of Reporting Closest to End of Month	Construction Under Contract		
	Number		
	Projects	Dwellings	Supplementary Buildings
1945—March.....	11	558	4
June.....	7	602	4
September.....	37	4,276	1
December.....	60	5,524	1
1946—March.....	59	5,288	1
June.....	83	5,675	0
September.....	78	5,513	5
December.....	80	4,660	9
1947—March.....	72	2,873	6
June.....	61	3,451	6
September.....	87	6,332	7
December.....	98	6,486	7
1948—March.....	88	4,698	8
June.....	90	6,410	4
September.....	107	8,442	0
December.....	104	7,745	0
1949—March.....	84	5,940	4
June.....	48	4,028	4
September.....	65	4,677	4
December.....	51	4,077	1
1950—January.....	51	3,320	5
February.....	35	2,990	1
March.....	48	3,081	1
April.....	48	2,428	1
May.....	50	2,393	1
June.....	45	2,264	1
July.....	42	2,162	1
August.....	32	1,491	2
September.....	30	1,282	2
October.....	20	1,146	2
November.....	14	966	4
December.....	10	913	5
1951—January.....	9	827	8
February.....	9	743	8
March.....	9	621	7
April ⁽²⁾		548	7

(1) Operations during 1945–1947 conducted by Wartime Housing Limited.

(2) Number of municipalities in which projects were in progress at April 30, 1951, total 6.

TABLE 20.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, DWELLINGS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, MARCH, 1948 — 1951.

Item	Stage of Construction Yet to be Completed	Number of Dwellings			
		Mar.,1948	Mar.,1949	Mar.,1950	Mar.,1951
1.	Excavation.....	975	1,285	383	0
2.	Foundation.....	1,253	1,450	453	0
3.	Water and Sewer under Building.....	1,726	2,646	867	107
4.	Framing.....	1,416	1,645	703	80
5.	Doors, frames and window sash.....	1,659	1,787	626	55
6.	Chimneys.....	1,764	2,518	608	32
7.	Roofs shingled.....	1,666	1,955	691	44
8.	Plumbing roughed in.....	1,780	2,320	749	74
9.	Wiring roughed in.....	2,017	2,704	893	54
10.	Insulation.....	2,318	3,042	1,126	105
11.	Wall and ceiling board and taping....	2,612	3,536	1,434	386
12.	Finished flooring laid.....	2,533	3,657	1,571	460
13.	Exterior finish, including siding and trim.....	2,306	2,860	1,407	323
14.	Porches.....	2,167	3,411	1,364	449
15.	Interior trim.....	2,997	4,208	1,749	465
16.	Interior painting.....	4,062	5,260	2,725	584
17.	Hardware.....	3,851	5,133	2,480	581
18.	Plumbing fixtures.....	3,815	5,025	2,463	570
19.	Electrical work complete.....	4,137	5,393	2,585	599
20.	Exterior painting.....	6,401	8,615	3,858	785
21.	Water and sewer to main.....	3,085	2,852	1,304	13
22.	Electrical services connected.....	4,374	5,497	2,558	571
23.	Final inspection.....	4,698	5,940	3,081	621

Period	Starts			Completions			Under Construction (At End of Period)			Construction Expenditures \$'000		
	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total
1947	481	824	1,305	18	438	456	523	576	1,099 ⁽²⁾	522	522	1,044
1948	1,807	174	1,981	363	643	1,006	1,967	30	1,997	10,845	636	11,481
1949												
1st Quarter	170	2	172	545	14	559	1,592	18	1,610	3,556	2	3,558
2nd Quarter	101	0	101	565	0	565	1,128	18	1,146	2,263	9	2,272
3rd Quarter	2	0	2	273	5	278	857	13	870	4,317	4	4,321
4th Quarter	118	0	118	348	12	360	627	1	628	3,596	2	3,598
Total, 1949	391	2	393	1,731	31	1,762	—	—	—	13,732	17	13,749
1950												
1st Quarter	0	0	0	259	0	259	368	1	369	1,912	2	1,914
2nd Quarter	130	0	130	272	1	273	226	0	226	1,837	3	1,840
3rd Quarter	148	0	148	35	0	35	339	0	339	1,254	0	1,254
4th Quarter	0	0	0	62	0	62	277	0	277	573	0	573
Total, 1950	278	0	278	628	1	629	—	—	—	5,576	5	5,581
1951												
1st Quarter	576	0	576	52	0	52	801	0	801	9,398	5	9,403
Total, ⁽³⁾ Jan. 1947— March, 1951	3,533	1,000	4,533	2,792	1,113	3,905	—	—	—	40,073	1,185	41,258

(1) Includes housing units built for employees of the Defence Research Board.

(2) Prior to January, 1947, starts were made on 60 permanent and 190 temporary units.

(3) Includes 1,073 units started in remote areas, 272 of which were completed and expenditure on which has amounted to \$13 million.

TABLE 22.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, ⁽¹⁾ NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY, 1949 — MARCH, 1951.

Period	Number of Dwellings ⁽²⁾			Actual Expenditures ⁽²⁾ \$000		
	Started	Completed	Under Construction (at End of Period)	Housing	Land, Improvements and Other Outlay	Total
1949						
1st Quarter	—	—	—	2	—	2
2nd Quarter	—	—	—	40	11	51
July	97	—	97	49	—	49
August	559	—	656	311	21	332
September	1,096	—	1,752	1,239	54	1,293
3rd Quarter	1,752	—	—	1,599	75	1,674
October	671	—	2,423	3,092	192	3,284
November	271	—	2,694	3,370	269	3,639
December	92	20	2,766	2,410	725	3,135
4th Quarter	1,034	20	—	8,872	1,186	10,058
Total, 1949	2,786	20	—	10,513	1,272	11,785
1950						
January	44	42	2,768	690	74	764
February	12	101	2,679	1,656	187	1,843
March	16	101	2,594	2,486	331	2,817
1st Quarter	72	244	—	4,832	592	5,424
April	67	88	2,573	930	141	1,071
May	367	104	2,836	1,440	272	1,712
June	619	285	3,170	1,812	275	2,087
2nd Quarter	1,053	477	—	4,182	688	4,870
July	459	278	3,351	1,778	412	2,190
August	321	434	3,238	2,753	323	3,076
September	559	361	3,436	2,056	407	2,463
3rd Quarter	1,339	1,073	—	6,587	1,142	7,729
October	493	206	3,723	2,254	445	2,699
November	395	363	3,755	2,933	608	3,541
December	84	215	3,624	4,838	1,028	5,866
4th Quarter	972	784	—	10,025	2,081	12,106
Total, 1950	3,436	2,578	—	25,626	4,503	30,129
1951						
January	9	289	3,344	160	188	348
February	—	273	3,071	2,657	294	2,951
March	174	242	3,003	3,709	351	4,060
1st Quarter	183	804	—	6,526	833	7,359

(1) The construction operations in respect to the 1949 program of Armed Service Married Quarters are being conducted by the Construction Division, C.M.H.C. on behalf of the Department of National Defence. For progress of 1947 and 1948 program see Table 21.

(2) Not shown are 497 units started in remote areas, 220 of which were completed and expenditures on which amounted to \$4 million.

TABLE 23.— CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943,— MARCH, 1951.

Type of Project	Number of Dwellings			Expenditure on Dwellings Completed, Current Construction, Repairs and Other Services ⁽¹⁾ \$000
	Started	Completed	Under Construction (At End of Period)	
1. Small Holdings, Sub-Division Projects: Sept. 1943—Dec. 1949	2,673	2,673	—	22,674
1950	—	—	—	188
1st Quarter	—	—	—	180
2nd — 4th Quarter	—	—	—	—
Total, 1950	—	—	—	368
1951	—	—	—	—
1st Quarter	—	—	—	122
2. Small Holdings, Individual Projects: Sept. 1943—Dec. 1949	6,320	4,255	2,065	33,268
1950	75	475	1,665	2,281
1st Quarter	1,885	1,257	2,293	7,708
2nd — 4th Quarter	—	—	—	—
Total, 1950	1,960	1,732	—	9,989
1951	102	483	1,912	2,559
1st Quarter	—	—	—	—
3. Full-Time Farming Projects: Sept. 1943—Dec. 1949	794	548	246	5,256
1950	66	96	216	182
1st Quarter	230	219	227	748
2nd — 4th Quarter	—	—	—	—
Total, 1950	296	315	—	930
1951	21	57	191	342
1st Quarter	—	—	—	—
4. Other Projects: Sept. 1943—Dec. 1949	1,337	1,025	312	3,813
1950	23	23	312	461
1st Quarter	32	89	265	371
2nd — 4th Quarter	—	—	—	—
Total, 1950	55	102	—	832
1951	29	46	248	132
1st Quarter	—	—	—	—
5. All Projects: Sept. 1943—Dec. 1949	11,124	8,501	2,623	65,011
1950	164	594	2,193	3,112
1st Quarter	2,147	1,555	2,785	9,007
2nd — 4th Quarter	—	—	—	—
Total, 1950	2,311	2,149	—	12,119
1951	152	586	2,351	3,155
1st Quarter	—	—	—	—

(1) See p. 107.

TABLE 24.— LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
1929 — MARCH, 1951.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans ⁽¹⁾	Amount of Loans \$000
May 1, 1929— Mar. 31, 1945	(2)	(2)	(2)	(2)	(2)	(2)	26,832	54,694
1945 ⁽³⁾	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947	57	58	49	18	1,222	3,191	1,227	3,267
1948	62	85	145	66	1,813	4,663	1,828	4,814
1949								
1st Quarter	7	9	10	5	252	760	254	774
2nd Quarter	24	43	29	19	403	1,029	410	1,091
3rd Quarter	38	67	75	29	649	1,647	664	1,743
4th Quarter	17	29	48	20	654	1,722	661	1,771
Total, 1949	86	148	162	73	1,958	5,158	1,989	5,379
1950								
January	5	7	5	1	95	264	96	272
February	1	1	5	0	83	219	83	220
March	3	4	6	1	75	195	76	200
1st Quarter	9	12	16	2	253	678	255	692
April	2	1	5	2	44	107	45	111
May	4	9	3	1	54	139	55	149
June	9	24	17	10	199	470	203	503
2nd Quarter	15	34	25	13	297	716	303	763
July	14	36	29	10	282	680	288	726
August	11	15	13	6	252	617	255	638
September	5	6	21	10	191	488	192	504
3rd Quarter	30	57	63	26	725	1,785	735	1,868
Octo' er	8	7	16	7	208	536	210	550
November	5	6	19	8	226	586	227	600
December	4	7	22	6	175	462	175	475
4th Quarter	17	20	57	21	609	1,584	612	1,625
Total, 1950	71	123	161	62	1,884	4,763	1,905	4,948
1951								
January	5	7	13	4	154	406	156	418
February	2	7	2	1	48	135	48	142
March	1	2	1	0	16	40	16	42
1st Quarter	8	16	16	5	218	581	220	602
Total, 1929 — March, 1951	—	—	—	—	—	—	36,407	82,444

(1) Because the amount loaned on a single mortgage may be applied for several purposes, the number of loans referred to in the total column has reference to the number of applications approved and consequently is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

TABLE 25.— LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,
CANADA, MARCH, 1945 — MARCH, 1951.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000
1945 ⁽¹⁾	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947	387	488	448	333	21,211	17,340	22,046	18,160
1948	328	448	524	434	29,579	28,449	30,431	29,331
1949								
1st Quarter	32	49	102	82	6,192	6,071	6,326	6,203
2nd Quarter	144	234	283	265	12,186	11,203	12,613	11,702
3rd Quarter	130	177	232	210	14,988	17,084	15,350	17,471
4th Quarter	128	177	287	234	10,081	10,101	10,496	10,511
Total, 1949	434	637	904	791	43,447	44,459	44,785	45,887
1950								
January	17	24	13	15	957	986	987	1,025
February	9	18	13	11	3,341	3,691	3,363	3,720
March	29	39	47	40	5,904	5,607	5,980	5,686
1st Quarter	55	81	73	66	10,202	10,284	10,330	10,431
April	38	57	72	64	5,874	5,564	5,984	5,685
May	51	80	92	84	6,860	6,330	7,003	6,494
June	80	133	129	116	4,494	4,067	4,703	4,316
2nd Quarter	169	270	293	264	17,225	15,961	17,690	16,495
July ⁽²⁾	70	116	113	104	4,431	4,947	4,617	5,173
August ⁽²⁾	40	53	69	68	7,731	10,224	7,834	10,334
September ⁽²⁾	34	54	86	74	5,813	7,154	5,930	7,277
3rd Quarter ⁽²⁾	144	223	268	246	17,975	22,325	18,381	22,784
October ⁽²⁾	63	92	124	103	6,143	6,872	6,330	7,068
November ⁽²⁾	53	85	124	100	3,931	4,175	4,110	4,365
December ⁽²⁾	27	47	85	71	2,016	2,152	2,129	2,274
4th Quarter ⁽²⁾	143	224	333	274	12,090	13,199	12,569	13,707
Total, 1950 ⁽²⁾	511	798	967	850	57,492	61,769	58,970	63,417
1951								
January	32	52	28	35	811	904	871	991
February	17	39	28	26	2,831	3,386	2,876	3,451
March	54	85	103	93	5,003	5,143	5,160	5,321
1st Quarter	103	176	159	154	8,645	9,433	8,907	9,763
Total, 1945 — March, 1951	2,370	3,213	3,599	2,944	176,511	173,663	182,480	179,821

(1) Covers period March 1 to December 31.

(2) Estimated.

TABLE 26.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION,
NUMBER OF RENTAL UNITS UNDER ADMINISTRATION AND PER CENT VACANT,
By TYPE OF UNIT, 1947 — MARCH, 1951.

As at End of Month	Units in New Structures				Total	Home Conversion Plan		All Units		
	Single Units		Multiple Units			Number of Units	Per cent Vacant			
	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant						
1947										
March	26,867	.7	42	—	26,909	.7	2,081	—	28,990	.6
June	28,074	.5	42	—	28,116	.5	2,098	—	30,214	.5
September	28,769	.4	539	2.0	28,811	.6	2,085	—	30,896	.5
December	30,392	.6	799	.1	31,191	.6	2,079	—	33,270	.5
1948										
March	31,606	.4	1,132	—	32,738	.4	2,065	—	34,803	.4
June	33,260	.8	1,142	—	34,402	.7	2,013	—	36,415	.7
September	33,731	.4	1,392	—	35,123	.4	1,990	.5	37,113	.4
December	33,900	.3	1,388	.1	35,288	.3	1,827	—	37,115	.3
1949										
March	35,373	.7	1,505	—	36,878	.7	1,671	.3	38,549	.7
June	37,461	.6	1,642	.7	39,103	.6	1,512	.9	40,615	.7
September	38,765	.7	1,752	.7	40,517	.7	1,361	1.2	41,878	.7
December	38,367	.4	1,768	.3	40,135	.4	1,213	.8	41,348	.4
1950										
January	37,190	.4	1,768	.3	38,958	.4	1,178	1.1	41,133	.4
February	38,727	.4	1,768	.3	40,495	.4	1,173	1.7	41,668	.4
March	38,859	.5	1,768	.3	40,627	.5	1,084	2.1	41,711	.5
April	38,868	.5	1,768	.1	40,636	.4	1,051	2.7	41,687	.5
May	38,772	.5	1,768	.8	40,540	.5	981	2.4	41,521	.6
June	38,667	.4	1,768	.7	40,435	.1	975	3.1	41,410	.4
July	37,720	.6	1,768	.8	39,488	.6	898	4.1	40,386	.6
August	37,593	.5	1,768	.6	39,361	.5	824	1.5	40,185	.6
September	37,687	.5	1,768	.6	39,455	.5	794	.7	40,249	.5
October	37,197	.6	1,767	.4	38,964	.6	785	1.0	39,749	.6
November	36,586	.7	1,767	.5	38,353	.7	760	2.1	39,113	.7
December ⁽¹⁾	36,002	.6	1,767	.5	37,769	.7	745	.9	38,514	.6
1951										
January	35,403	.6	1,762	.3	37,165	.6	646	1.2	37,801	.6
February	34,495	.6	1,762	.4	36,257	.6	550	1.0	36,807	.6
March	33,548	.6	1,762	.9	35,310	.6	535	.2	35,845	.7

Period	With Loans Under The N.H.A.				With Conventional Loans				Total	
	Number of Projects	Number of Units	Estimated Cost \$000		Number of Projects	Number of Units	Estimated Cost \$000		Number of Projects	Number of Units
1948	6	220	1,362		30	1,768	13,123		36	1,988
1949	75	6,566	44,576		43	1,154	9,292		118	7,720
1950										
January	4	80	628		1	171	1,449		5	251
February	4	402	2,789		2	35	264		6	437
March	7	1,006	6,601		1	36	241		8	1,042
1st Quarter	15	1,488	10,018		4	242	1,954		19	1,730
April	3	486	3,650		2	100	887		5	586
May	1	38	233		4	85	713		5	123
June ⁽¹⁾	2	47	305		0	15	129		2	946
2nd Quarter ⁽¹⁾	6	571	4,188		6	200	1,729		12	62
July ⁽¹⁾	2	320	2,047		3	163	1,207		5	771
August	0	-76	-573		2	149	1,185		2	453
September	4	242	1,875		-1	29	240		3	73
3rd Quarter ⁽¹⁾	6	486	3,349		4	341	2,632		10	271
October ⁽¹⁾	2	165	1,561		3	102	752		5	797
November ⁽¹⁾	0	32	262		3	58	508		5	262
December ⁽¹⁾	4	56	4,668		1	31	202		3	90
4th Quarter ⁽¹⁾	6	253	6,491		7	191	1,462		5	661
Total, 1950 ⁽¹⁾	33	2,804	24,046		21	974	7,777		13	1,013
1951									54	4,311
January ⁽²⁾	4	111	867		3	26	267		7	137
February ⁽²⁾	—	1	10		1	156	1,294		1	157
March ⁽²⁾	1	13	146		—	—	—		1	13
1st Quarter ⁽²⁾	5	125	1,023		4	182	1,561		9	307
Total, July, 1948 — March, 1951	119	10,248	71,007		98	4,078	31,753		217	14,326
										102,760

(1) Revised.
 (2) Preliminary (see p. 108).

TABLE 28.— OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, ⁽¹⁾
AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT
PER UNIT, FOR GROSS PROJECTS APPROVED, CANADA, JULY, 1948 — MARCH, 1951.

Period	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948 ⁽²⁾ Average	3.9	878	7,266	80.93
1949				
1st Quarter	3.9	892	7,517	82.10
2nd Quarter	3.9	887	7,370	77.77
3rd Quarter	4.1	907	6,983	65.16
4th Quarter	4.2	920	6,717	62.30
Annual Average	4.1	904	7,101	70.55
1950				
January	3.8	941	8,170	83.23
February	4.5	971	6,986	64.37
March	4.3	921	6,733	61.47
1st Quarter	4.3	933	6,982	65.05
April	4.2	870	6,326	58.87
May	3.7	920	8,326	76.19
June	3.8	878	7,089	73.66
2nd Quarter	4.2	873	6,463	60.45
July	4.2	931	7,107	66.46
August	3.6	893	7,952	78.68
September	4.3	916	5,773	71.59
3rd Quarter	4.1	920	6,778	70.19
October	3.7	857	8,583	81.76
November	4.0	938	8,515	85.54
December	3.6	859	7,502	77.57
4th Quarter	3.7	879	7,992	80.53
Annual Average	4.1	902	7,018	67.81
1951				
January	3.6	902	8,036	78.68
February	4.1	913	8,477	82.94
March	4.0	939	6,417	55.35
1st Quarter	3.9	923	7,286	67.41
Average, July, 1948 — March, 1951	4.0	901	7,102	70.72

(1) Revised to show gross figures.

(2) Covers period July to December.

Period	With Loans Under the National Housing Act			With Guarantees Under the Rental Insurance Plan			With Double Depreciation Approval Only			Total		
	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000
1947(1)	22	151	760	0	—	—	6	219	1,783	28	370	2,543
1948	26	253	1,753	1	40	247	14	112	1,157	40	405	2,910
1949	18	611	4,152	79	2,501	17,028	16	66	695	96	2,656	18,174
1950												
January	41	1,405	10,294	41	1,405	10,294	0	—	—	41	1,405	10,294
February	4	100	576	9	435	3,071	0	—	—	12	463	3,239
March	4	147	1,097	2	116	907	0	—	—	4	147	1,097
1st Quarter	49	1,650	11,967	52	1,956	14,272	0	—	—	57	2,015	14,630
April	2	16	82	7	141	992	2	86	469	9	227	1,461
May	2	40	245	2	40	245	1	33	260	3	73	505
June	1	22	142	1	22	142	0	—	—	1	22	142
2nd Quarter	5	78	469	10	203	1,379	3	119	729	13	322	2,108
July	1	32	196	2	45	289	0	—	—	2	45	289
August	0	—	—	0	—	—	0	—	—	0	—	—
September	2	32	212	2	32	212	0	—	—	2	32	212
3rd Quarter	3	64	408	4	77	501	0	—	—	4	77	501
October	1	30	193	1	30	193	0	—	—	1	30	193
November	0	—	—	0	—	—	0	—	—	0	—	—
December	3	26	180	3	26	180	0	—	—	3	26	180
4th Quarter	4	56	373	4	56	373	0	—	—	4	56	373
Total, 1950	61	1,848	13,217	70	2,292	16,525	3	119	729	78	2,470	17,612
1951												
1st Quarter	0	—	—	0	—	—	0	—	—	0	—	—
April	2	10	41	0	—	—	2	10	41	2	10	41
Total, June, 1947—April, 1951	129	2,873	19,923	150	4,833	33,800	41	526	4,405	244	5,911	41,280

(1) Covers period June to December.

TABLE 30.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, AVERAGE ESTIMATED COST PER UNIT, FLOOR AREA, NUMBER OF ROOMS AND MONTHLY RENT PER UNIT, AND ESTIMATED CONSTRUCTION COST PER SQUARE FOOT, CANADA, JUNE, 1947 — APRIL, 1951.

Period	Estimated Costs						Floor Area per Dwelling	Construction Costs per Sq. Ft.	Number of Rooms per Dwelling	Monthly Rent per Dwelling
	Land	Construction	Equipment and Other	Total						
	\$	\$	\$	\$	Sq. Ft.	\$	\$			
1947 ⁽¹⁾	207	5,914	753	6,874	969	6.10	4.7	58.06		
1948	270	6,404	373	7,047	981	6.44	4.6	61.96		
1949	384	5,942	516	6,842	937	6.35	4.0	75.87		
1950										
January	291	6,377	659	7,327	864	7.38	3.9	80.79		
February	298	5,860	837	6,995	873	6.72	3.8	74.36		
March	293	6,844	326	7,463	979	6.98	4.7	68.08		
1st Quarter	293	6,292	675	7,261	874	7.19	4.0	78.39		
April	159	6,011	268	6,438	873	6.88	4.0	68.45		
May	616	5,562	739	6,917	950	7.28	4.0	75.70		
June	227	5,682	532	6,441	845	6.72	3.7	68.59		
2nd Quarter	267	5,886	393	6,546	889	7.36	4.0	70.10		
July	511	5,520	387	6,418	932	6.88	4.3	70.30		
August	—	—	—	—	—	—	—	—		
September	937	5,150	525	6,612	945	5.45	4.5	64.25		
3rd Quarter	688	5,366	444	6,498	938	6.93	4.4	67.79		
October ²	267	5,833	381	6,481	837	6.97	3.9	76.43		
November	—	—	—	—	—	—	—	—		
December	325	6,592	—	6,917	1,000	6.92	5.0	65.00		
4th Quarter	294	6,186	204	6,684	912	7.32	4.3	71.12		
Annual Average	302	6,208	621	7,131	879	8.11	4.0	76.81		
1951										
1st Quarter	—	—	—	—	—	—	—	—		
April	100	4,000	—	4,100	681	5.87	4.0	38.00		
Total, June, 1947 April, 1951	331	6,089	564	6,984	917	6.64	4.1	74.13		

(1) Covers period June to December.

TABLE 31.— OPERATIONS UNDER THE QUEBEC HOUSING ACT,⁽¹⁾ NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED, AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — MARCH, 1951.

Period	Loans Approved		Provincial Commitment		Number of Dwellings
	Number	Amount \$000	Total \$000	Average per Loan \$	
January, 1948—December, 1949	2,175	11,546	3,554	1,634	2,527
1950					
January	174	963	320	1,839	200
February	240	1,388	452	1,883	267
March	519	2,978	976	1,880	573
1st Quarter	933	5,329	1,748	1,874	1,040
April	258	1,441	421	1,631	297
May	228	1,271	391	1,715	259
June	375	2,157	638	1,701	447
2nd Quarter	861	4,869	1,450	1,684	1,003
July	288	1,588	483	1,677	380
August	315	1,881	560	1,778	360
September	238	1,608	469	1,971	277
3rd Quarter	841	5,077	1,512	1,798	1,017
October	686	4,354	1,273	1,856	777
November	241	1,537	477	1,979	287
December	622	4,328	1,323	2,127	788
4th Quarter	1,549	10,219	3,073	1,984	1,852
Total, 1950	4,184	25,494	7,783	1,860	4,912
1951					
January	283	1,753	512	1,809	329
February	281	2,046	622	2,213	446
March	1,168	8,308	2,610	2,235	1,335
1st Quarter	1,732	12,107	3,744	2,162	2,100
Total, January, 1948 — March, 1951	8,091	49,147	15,081	1,864	9,539

(1) An Act to Improve Housing Conditions, Chapter 6, 12 George VI, *Statutes of the Province of Quebec*, as amended.

SECTION 4

REAL ESTATE LENDING

TABLE 32.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,
BY TYPE OF LOAN, CANADA, 1947—MARCH, 1951.

Period	Non-Farm Residential Real Estate						Non-Farm Other Real Estate						Farms		Total
	New Construction			Existing Property			New Construction			Existing Property					
	Number of Loans	Number of Dwellings	Amount of Loans \$000	Number of Loans	Number of Dwellings	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	
1947	19,603	25,582	106,143	20,688	31,866	82,176	1,054	27,253	1,480	35,882	1,560	6,680	44,385	258,134	
1948	28,596	36,137	168,534	22,942	35,315	92,003	1,122	33,551	1,797	42,541	1,593	6,675	55,600	343,304	
1949	34,207	43,025	212,174	23,549	35,554	96,992	1,042	36,912	1,578	40,451	1,579	6,916	61,955	393,446	
1950															
January	2,151	2,693	14,382	1,297	2,020	5,752	62	2,303	158	5,411	56	275	3,724	28,123	
February	2,138	2,894	15,315	1,629	2,586	7,276	69	3,467	142	2,635	92	451	4,070	29,144	
March	3,183	3,826	21,003	2,246	3,578	9,694	78	2,201	153	2,630	100	503	5,760	36,031	
1st Quarter	7,472	9,413	50,700	5,172	8,184	22,722	209	7,971	453	10,676	248	1,229	13,554	93,298	
2nd Quarter	14,289	17,665	99,463	7,318	10,146	30,607	269	10,092	486	10,107	535	2,333	22,897	152,602	
3rd Quarter	14,141	16,452	93,330	7,220	10,300	31,088	292	21,150	395	10,569	336	1,562	22,384	157,699	
4th Quarter	9,699	11,614	67,297	6,129	9,177	29,472	238	8,386	369	9,870	430	1,994	16,865	117,019	
Total, 1950	45,601	55,144	310,790	25,839	37,807	113,889	1,008	47,599	1,703	41,222	1,549	7,118	75,700	520,618	
1951															
January	3,100	3,861	22,149	1,813	2,926	9,168	111	3,682	127	4,179	133	675	5,284	39,853	
February	2,472	2,831	19,581	1,952	3,076	9,725	66	3,691	139	6,223	102	639	4,731	39,859	
March	3,291	4,365	27,114	2,389	3,487	11,350	98	5,524	140	3,141	143	786	6,061	47,915	
1st Quarter	8,863	11,507	68,844	6,154	9,489	30,243	275	12,897	406	13,543	378	2,100	16,076	127,627	

(1) The figure shown here is slightly larger than the sum of the number of loans for single units and the number of multiple units shown in Table 33 because in two instances one loan covered several single dwellings (see footnotes 1, page 59, and 3, page 60, of Table 33).

TABLE 33.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947—MARCH, 1951.

Period	Life Insurance Companies					Trust Companies					Loan Companies				
	Single Units		Multiple Units			Single Units		Multiple Units			Single Units		Multiple Units		
	Number of Loans	Amount \$000	Number of Loans	Number of Units	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Number of Units	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Number of Units	Amount \$000
1947	14,336 ¹	67,657	1,298	6,052	20,443	846	2,907	123	387	808	2,467	9,664	282	1,016	2,736
1948	20,765	107,802	2,086	8,091	32,129	1,564	7,412	106	385	876	3,084	12,564	372	1,179	2,857
1949	24,311	136,737	1,959	8,865	36,435	1,836	8,982	81	258	755	4,504	19,235	515	1,583	3,577
1950															
January	1,605	9,896	119	549	2,191	69	310	14	39	102	290	1,356	41	122	453
February	1,561	10,014	124	786	3,011	83	446	12	36	109	296	1,327	35	97	285
March	2,430	14,894	125	617	2,836	66	381	8	24	62	460	2,149	59	180	487
1st Quarter	5,596	34,804	368	1,952	8,038	218	1,137	34	99	273	1,046	4,832	135	399	1,225
April	2,729	17,114	206	965	4,653	96	584	18	73	159	280	1,303	56	207	495
May	3,604	22,268	332	1,477	6,684	127	755	13	33	92	525	2,373	52	166	437
June	4,952	31,583	306	1,137	5,411	156	648	9	25	74	454	2,097	98	276	895
2nd Quarter	11,285	70,965	844	3,579	16,748	379	1,987	40	131	325	1,259	5,773	206	649	1,827
July	4,128	25,533	248	949	4,199	145	687	19	46	126	670	3,247	100	250	943
August	3,740	24,177	225	738	3,424	122	608	24	55	185	498	2,225	59	191	547
September	3,126	19,526	240	840	3,685	99	442	11	26	91	403	1,906	41	126	322
3rd Quarter	10,994	69,236	713	2,527	11,308	366	1,737	54	127	402	1,571	7,378	200	567	1,812
October	3,100	20,091	242	697	3,320	158	757	19	46	149	384	1,946	35	95	237
November	2,772	18,020	211	1,059	4,488	142	808	14	30	86	303	1,497	35	92	204
December	1,591	10,591	157	489	2,264	86	470	14	46	106	272	1,323	29	87	229
4th Quarter	7,463	48,702	610	2,245	10,072	386	2,035	47	122	341	959	4,766	99	274	670
Total, 1950	35,338	223,707	2,535	10,303	46,166	1,349	6,896	175	479	1,341	4,835	22,749	640	1,889	5,534
1951															
January	2,474	15,392	212	907	4,411	92	540	19	42	136	260	1,386	18	58	156
February	2,018	13,936	135	424	1,869	46	277	5	13	31	229	1,192	30	84	220
March	2,591	17,772	201	1,138	6,311	99	646	10	38	87	336	1,781	40	131	383
1st Quarter	7,083	47,100	548	2,469	12,591	237	1,463	34	93	254	825	4,359	88	273	759

(1) Includes one loan approved for 2 single units and one for 21 single units.

TABLE 33. — GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF DWELLING, CANADA, 1947 — MARCH, 1951 — *Concluded.*

Period	Fraternal Societies (1)				Fire Insurance Companies				All Lending Institutions (2)				
	Single Units		Multiple Units		Single Units		Multiple Units		Single Units		Multiple Units		
	Number of Loans	Amount \$000	Number of Loans of Units	Amount \$000	Number of Loans	Amount \$000	Number of Loans of Units	Amount \$000	Number of Loans	Amount \$000	Number of Loans of Units	Amount \$000	
1947	102	519	134	320	1,242	2	30	137	17,573 ^a	80,776	1,850	7,808	25,366
1948	362	2,034	242	651	2,628	3	23	209	25,778	129,835	2,818	10,359	38,699
1949	658	3,768	284	881	2,255	38	183	250	31,847	168,905	2,860	11,678	43,273
1950													
January	9	48	1	2	5	2	12	10	1,975	11,622	176	718	2,761
February	19	80	7	15	38	1	5	—	1,960	11,872	178	934	3,443
March	20	79	15	29	116	0	—	—	2,976	17,503	207	850	3,500
1st Quarter	48	207	23	46	159	3	17	10	6,911	40,997	561	2,502	9,704
April													
May	78	513	18	35	135	2	14	32	3,185	19,527	301	1,287	5,475
June	75	504	4	31	47	2	10	—	4,333	25,911	401	1,707	7,260
2nd Quarter	36	215	57	115	361	0	—	7	5,598	34,543	471	1,555	6,747
July	189	1,232	79	181	543	4	24	39	13,116	79,981	1,173	4,549	19,482
August													
September	118	697	14	31	97	1	7	—	3,062	30,170	381	1,276	5,366
3rd Quarter	39	201	20	41	137	3	17	—	4,402	27,229	328	1,025	4,294
October	41	198	7	26	101	0	—	—	3,669	22,072	299	1,018	4,198
November	198	1,096	41	98	335	4	24	—	13,133	79,471	1,008	3,319	13,858
December													
4th Quarter	49	222	9	20	70	3	21	—	3,694	23,037	305	856	3,776
	28	251	1	2	7	0	—	11	3,245	20,475	262	1,185	4,796
	33	256	9	26	57	2	16	—	1,984	12,556	209	648	2,656
	110	629	19	48	134	5	37	11	8,923	56,069	776	2,691	11,228
Total, 1950	545	3,164	162	373	1,171	16	102	60	42,083	256,518	3,518	13,061	54,272
1951													
January	23	124	2	5	6	0	—	—	2,849	17,442	251	1,012	4,709
February	3	19	6	14	38	0	—	—	2,296	17,424	176	535	2,158
March	2	32	12	30	102	0	—	—	3,028	20,231	263	1,337	6,883
1st Quarter	28	175	20	49	146	0	—	—	8,173	55,097	690	2,884	13,750

(1) Including mutual benefit societies and pension fund associations.

(2) The sum total of lending operations on single and multiple units by all lending institutions is shown in columns 2 to 4 in Table 32.

(3) Includes one loan approved for 2 single units and one for 21 single units.

TABLE 34.—NUMBER OF MORTGAGES REGISTERED AND DISCHARGED,
GREATER TORONTO AREA AND PROVINCE OF ONTARIO,
1945 — MARCH, 1951.

Period	Mortgages Registered		Mortgages Discharged	
	Greater Toronto	Ontario ⁽¹⁾	Greater Toronto	Ontario ⁽¹⁾
1945	17,638	52,517	17,667	57,539
1946	22,289	69,048	21,770	66,341
1947	24,095	73,543	22,485	64,744
1948	29,527	86,754	23,301	66,067
1949				
1st Quarter	7,065	18,868	5,667	15,197
2nd Quarter	9,798	26,166	6,780	18,181
3rd Quarter	10,347	27,633	5,995	16,077
4th Quarter	11,883	31,736	7,041	18,881
Total, 1949	39,093	104,403	25,483	68,336
1950				
1st Quarter	8,148	21,492	5,956	16,021
2nd Quarter	10,977	28,954	7,167	19,277
3rd Quarter	11,370	29,991	6,763	18,191
4th Quarter	11,275	29,740	7,403	19,911
Total, 1950	41,770	110,177	27,289	73,400
1951				
1st Quarter	8,799	— ⁽²⁾	6,373	— ⁽²⁾

(1) Revised series (see p. 109.)

(2) Not available.

SECTION 5
BUILDING MATERIALS

TABLE 35.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER,
OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC
DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING
LUMBER, CANADA, 1945 — MARCH, 1951.
(1939 = 100)

Period	Production			Domestic Disappearance
	Lumber	Other Construction Materials	Total	
1945.....	114.0	147.6	122.1	144.3
1946.....	128.4	174.4	139.6	170.7
1947.....	134.9	209.7	153.6	198.6
1948.....	134.2	236.3	158.2	227.4
1949				
January.....	99.5	245.9	138.9	230.3
February.....	107.6	222.9	139.3	216.2
March.....	131.3	250.3	163.8	261.2
April.....	97.1	248.0	132.6	256.4
May.....	163.4	259.0	190.0	267.1
June.....	206.7	278.3	227.5	289.9
July.....	180.2	239.7	197.6	245.8
August.....	171.6	281.2	201.6	290.3
September.....	143.4	283.8	181.3	306.8
October.....	114.2	304.2	164.4	322.2
November.....	95.0	283.2	144.8	308.9
December.....	90.4	253.6	134.2	238.4
Annual Average.....	133.4	262.5	168.0	269.5
1950 ⁽¹⁾				
January.....	83.1	228.6	119.2	214.1
February.....	115.3	217.1	140.4	208.2
March.....	140.5	240.5	165.1	244.9
April.....	101.5	229.4	133.2	241.8
May.....	155.3	264.1	182.1	308.3
June.....	216.2	291.7	234.6	339.2
July.....	212.8	276.3	228.2	324.4
August.....	227.7	297.6	244.7	330.9
September.....	180.0	301.1	209.8	345.8
October.....	157.4	347.0	204.4	377.8
November.....	122.0	322.7	171.7	347.1
December.....	115.5	257.0	150.5	258.4
Annual Average.....	152.3	272.8	182.0	295.0
1951 ⁽¹⁾				
January.....	132.2	283.9	169.8	286.3
February.....	146.6	266.1	176.1	271.0
March.....	153.9	290.3	187.6	315.4

(1) Preliminary.

TABLE 36.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1951.
(In Units Specified)

Period	Lumber and Lumber Products			Clay Products			
	Sawn Lumber ⁽¹⁾	Hardwood Flooring	Wood Fibre Building Board	Building Brick ⁽²⁾	Flue Linings	Vitrified Sewer Pipe	Structural Tile
	Millions of Ft. B.M.	Thousands of Sq. Ft.	Millions of Sq. Ft. $\frac{1}{2}$ " B.	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons
1945	4,514.2	— ⁽³⁾	164.7	190.9	— ⁽³⁾	— ⁽³⁾	90.2
1946	5,083.3	41,318	161.8	274.1	940.1	3,055.9	134.4
1947	5,877.9	52,250	203.1	295.4	1,025.0	3,959.1	150.2
1948	5,908.8	66,007	220.7	316.7	1,197.6	5,066.7	157.3
1949							
1st Quarter	1,118.5	19,381	64.1	68.0	308.2	1,225.4	39.7
2nd Quarter	1,544.2	19,150	65.2	84.4	273.6	1,156.2	37.9
3rd Quarter	1,636.6	18,014	42.8	94.4	270.7	975.4	49.5
4th Quarter	989.9	22,955	55.6	91.2	360.5	1,006.0	45.4
Total, 1949	5,289.2	79,500	227.7	338.0	1,213.0	4,363.0	172.5
1950							
January	274.6	5,760	14.1	23.9	115.6	321.7	14.2
February	381.0	6,400	14.6	20.9	117.5	327.6	12.6
March	464.2	7,240	17.0	23.3	120.6	373.5	13.4
1st Quarter	1,119.8	19,400	45.7	68.1	353.7	1,022.8	40.2
April	335.5	6,597	14.8	22.8	97.0	318.8	13.6
May	513.3	6,317	17.6	31.4	63.8	389.5	16.2
June	714.6	6,286	20.2	37.3	85.9	456.2	17.2
2nd Quarter	1,563.4	19,200	52.6	91.5	246.7	1,164.5	47.0
July	703.2	6,400	19.4	34.3	119.4	414.9	18.3
August	752.5	6,500	21.1	36.2	120.4	423.2	17.4
September	594.9	7,500	18.4	36.1	121.8	475.1	17.0
3rd Quarter	2,050.6	20,400	58.9	106.6	361.6	1,313.2	52.7
October	520.3	9,900	21.5	36.0	94.6	490.2	16.9
November	403.1	9,600	24.4	34.0	127.4	428.8	14.5
December	381.7	9,300	24.2	29.5	125.8	481.4	12.7
4th Quarter	1,305.1	28,800	70.1	99.5	347.8	1,400.4	44.1
Total, 1950	6,038.9	87,800	227.3	365.7	1,309.8	4,900.9	184.0
1951							
January	436.9	6,450	23.4	29.8	122.7	315.8	13.8
February	484.5	7,144	22.1	24.2	117.9	434.2	12.2
March	507.8	8,056	25.6	28.4	152.5	340.3	14.4
1st Quarter	1,429.2	21,650	71.1	82.4	393.1	1,090.3	40.4

(1) Data for 1950 and 1951 are estimated.

(2) Data on production of building brick for the period 1949, 1950 and 1951 are estimated (see p. 110).

(3) Not available.

TABLE 36.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1951 — *Continued.*
(In Units Specified)

Period	Iron and Steel Products					Mineral Wool	
	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings	Steel Pipe and Fittings	Structural Steel	Wire Nails and Spikes	Batts	Granul- ated and Loose
	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Millions of Sq. Ft.	Millions of Cu. Ft.
1945	20.8	45.9	139.3	150.2	70.0	34.4	5.4
1946	25.1	65.2	96.3	115.5	58.9	54.8	10.1
1947	32.5	77.7	90.4	161.2	77.4	82.3	9.8
1948	45.7	93.4	102.6	172.9	86.8	93.4	10.1
1949							
1st Quarter	13.0	25.8	40.0	45.8	20.9	29.3	2.9
2nd Quarter	9.0	22.9	44.0	41.5	23.7	24.6	3.2
3rd Quarter	10.7	19.1	39.2	44.0	19.9	39.6	4.3
4th Quarter	14.9	23.7	41.0	48.9	24.0	44.3	4.4
Total, 1949	47.6	91.5	164.2	180.2	88.5	137.8	14.8
1950							
January	3.7	8.1	10.3	12.9	7.1	10.2	1.1
February	3.6	9.2	10.6	10.7	6.5	7.8	1.0
March	3.3	4.9	12.3	12.9	7.5	9.6	1.1
1st Quarter	10.6	22.2	33.2	36.5	21.1	27.6	3.2
April	3.3	4.9	8.7	12.5	6.8	8.0	.8
May	4.0	5.7	8.9	14.0	7.7	12.3	.9
June	4.3	5.9	11.5	12.3	7.8	13.6	1.1
2nd Quarter	11.6	16.5	29.1	38.8	22.3	33.9	2.8
July	2.7	4.9	13.8	18.2	5.1	15.9	1.0
August	5.0	5.2	12.9	7.4	7.3	14.5	1.4
September	5.0	5.2	15.9	13.9	7.4	16.2	1.4
3rd Quarter	12.7	15.3	42.6	39.5	19.8	46.6	3.8
October	5.7	12.1	17.4	17.7	8.1	17.5	1.6
November	6.1	11.5	15.7	12.5	7.6	15.8	1.6
December	6.6	9.9	14.1	13.0	6.4	9.4	1.1
4th Quarter	18.4	33.5	47.2	43.2	22.1	42.7	4.3
Total, 1950	53.3	87.5	152.1	158.0	85.3	150.8	14.1
1951							
January	5.1	13.5	14.3	20.6	7.8	14.3	1.0
February	4.7	11.7	15.0	16.7	6.6	10.8	1.0
March	5.4	13.4	14.5	17.9	7.6	11.7	.7
1st Quarter	15.2	38.6	43.8	55.2	22.0	36.8	2.7

TABLE 36.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1951 — *Continued*.
(In Units Specified)

Period	Cement and Cement Products			Electrical Wire and Wiring Devices ⁽¹⁾			
	Cement	Concrete Blocks ⁽¹⁾	Cement Pipe and Tile ⁽¹⁾	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable
	Millions of Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet
1945	7.8	—	—	—	—	—	—
1946	10.7	31.7	94.8	1,808.7	1,392.8	1,272.3	45.4
1947	12.2	39.8	134.7	2,344.6	2,121.2	5,794.5	67.0
1948	14.0	50.2	159.3	2,627.5	2,202.4	9,190.4	81.1
1949							
1st Quarter	3.5	9.6	23.2	670.0	636.4	2,419.5	25.4
2nd Quarter	4.1	13.4	31.1	558.8	491.8	2,086.9	12.6
3rd Quarter	4.3	13.4	32.6	333.9	359.7	1,082.3	21.0
4th Quarter	4.2	11.8	30.2	495.7	507.1	1,210.1	28.2
Total, 1949	16.1	48.2	117.1	2,058.4	1,995.0	6,798.8	87.2
1950							
January	1.2	3.8	6.8	152.6	133.2	468.2	8.8
February	1.1	2.9	8.3	167.9	102.3	401.1	8.6
March	1.3	3.7	10.0	193.2	148.4	169.0	7.4
1st Quarter	3.6	10.4	25.1	513.7	383.9	1,038.3	24.8
April	1.3	4.6	14.7	114.6	109.7	137.5	6.1
May	1.4	7.7	12.1	183.6	108.5	197.4	8.1
June	1.4	8.7	12.6	197.4	192.7	292.1	6.9
2nd Quarter	4.1	21.0	39.4	495.6	410.9	627.0	21.1
July	1.6	8.8	10.7	185.4	136.3	277.4	7.5
August	1.5	7.9	12.2	164.8	144.7	435.1	11.3
September	1.4	7.6	11.4	187.0	208.1	426.1	10.6
3rd Quarter	4.5	24.3	34.3	537.2	489.1	1,138.6	29.4
October	1.6	7.6	13.1	211.9	173.4	478.3	11.3
November	1.5	6.9	10.7	243.6	232.7	445.8	11.7
December	1.4	5.1	9.0	185.5	149.7	309.6	9.5
4th Quarter	4.5	19.6	32.8	641.0	555.8	1,233.7	32.5
Total, 1950	16.7	75.3	131.6	2,187.5	1,839.7	4,037.6	107.8
1951							
January	1.3	4.6	10.9	213.7	205.1	317.5	11.3
February	1.2	4.1	9.4	182.2	182.4	290.0	11.4
March	1.4	5.1	16.5	182.7	159.1	382.4	11.1
1st Quarter	3.9	13.8	36.8	578.6	546.6	989.9	33.8

(1) Data for 1945 are not available. Cement pipe and tile includes drain pipe, sewer pipe, water pipe and culvert tile.

TABLE 36.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1951 — *Continued*.
(In Units Specified)

Period	Gypsum Products			Builders' ⁽¹⁾ Hardware	Sanitary Ware		
	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster ⁽¹⁾		Bath Tubs	Sinks ⁽²⁾	Wash Basins ⁽²⁾
	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons	\$000	Thousands of Units	Thousands of Units	Thousands of Units
1945	134.0	59.9	67.1	4,328.5	56.3	—	—
1946	203.4	75.0	97.3	5,596.8	57.9	103.7	78.6
1947	213.7	111.1	119.7	5,903.9	81.1	120.7	91.7
1948	237.7	153.0	137.1	9,800.0	102.1	139.6	109.7
1949							
1st Quarter	54.5	43.8	33.2	2,586.5	33.2	45.2	29.3
2nd Quarter	59.7	43.2	41.4	2,464.1	33.8	60.0	33.0
3rd Quarter	53.0	40.2	43.5	2,220.0	30.9	33.2	36.6
4th Quarter	63.4	46.8	42.7	2,329.4	34.6	53.6	41.9
Total, 1949	230.6	174.0	160.8	9,600.0	132.5	192.0	140.8
1950							
January	19.2	15.4	11.3	699.3	14.2	8.6	17.1
February	18.2	16.4	11.0	786.6	13.4	12.1	15.8
March	23.5	16.9	13.6	880.2	14.1	20.0	17.0
1st Quarter	60.9	48.7	35.9	2,366.1	41.7	40.7	49.9
April	19.2	16.3	12.7	713.7	12.3	13.6	15.4
May	17.1	19.9	13.3	691.1	10.3	18.7	20.0
June	19.0	19.6	15.3	698.8	10.3	12.5	20.1
2nd Quarter	55.3	55.8	41.3	2,103.6	32.9	44.8	55.5
July	12.4	14.1	13.4	706.3	6.4	7.6	11.7
August	18.1	20.7	16.7	671.8	11.1	18.1	15.3
September	18.8	20.9	16.1	862.2	11.9	16.6	16.3
3rd Quarter	49.3	55.7	46.2	2,240.3	29.4	42.3	43.3
October	23.0	18.8	16.7	754.3	11.4	17.0	16.7
November	21.5	20.3	15.6	1,017.8	13.4	11.0	19.2
December	17.4	19.6	12.8	867.7	10.3	10.9	16.5
4th Quarter	61.9	58.7	45.1	2,639.8	35.1	38.9	52.4
Total, 1950	227.4	218.9	168.5	9,349.8	139.1	166.7	211.1
1951							
January	20.1	20.8	14.7	1,263.7	14.0	15.6	16.7
February	18.8	21.6	12.8	1,248.2	11.2	9.0	17.7
March	20.6	20.4	15.4	1,385.0	12.1	11.3	20.0
1st Quarter	59.5	62.8	42.9	3,896.9	37.3	35.9	54.4

(1) Data for 1949, 1950 and 1951 are estimated (see p. 111).

(2) Data for 1945 are not available.

TABLE 36.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1951 — *Concluded.*
(In Units Specified)

Period	Plumbing and Heating Equipment					Asphalt Products	
	Warm Air Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	Asphalt ⁽¹⁾ Shingles	Tar and Asphalt Felts
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	Thousands of Squares	Thousands of Tons
1945	35.2	13.6	6,657.6 ⁽²⁾	128.8	57.2	1,433.0	29.5
1946	46.6	14.3	7,465.7 ⁽²⁾	138.4	76.6	1,982.6	38.8
1947	54.3	18.1	8,224.5 ⁽²⁾	157.7	121.0	2,085.6	46.7
1948	64.3 ⁽²⁾	18.2	8,040.4 ⁽²⁾	180.6	146.7	2,040.3 ⁽²⁾	45.3 ⁽²⁾
1949							
1st Quarter	19.2 ⁽²⁾	4.1 ⁽²⁾	1,951.6 ⁽²⁾	40.2	35.0 ⁽²⁾	351.0 ⁽²⁾	7.4
2nd Quarter	17.4 ⁽²⁾	3.0 ⁽²⁾	1,424.6 ⁽²⁾	51.8	51.7 ⁽²⁾	684.7 ⁽²⁾	8.7
3rd Quarter	17.9 ⁽²⁾	3.1 ⁽²⁾	1,082.1 ⁽²⁾	46.0	42.4 ⁽²⁾	918.4 ⁽²⁾	11.9
4th Quarter	26.2 ⁽²⁾	5.3 ⁽²⁾	1,701.3 ⁽²⁾	51.5	56.1 ⁽²⁾	571.8 ⁽²⁾	11.9
Total, 1949	80.7 ⁽²⁾	15.5 ⁽²⁾	6,159.6 ⁽²⁾	189.1	185.2 ⁽²⁾	2,525.9 ⁽²⁾	39.9
1950							
January	5.5	1.7	573.7	16.9	14.5	107.7	3.0
February	5.0	1.5	589.6	15.0	16.4	138.1	2.9
March	4.6	1.6	679.3	18.1	22.6	163.7	3.1
1st Quarter	15.1	4.8	1,842.6	50.0	53.5	409.5	9.0
April	4.0	1.4	392.8	13.2	16.2	193.9	3.6
May	4.3	1.5	425.5	13.2	22.7	245.8	3.6
June	7.0	1.6	656.0	12.2	20.5	347.2	4.3
2nd Quarter	15.3	4.5	1,474.3	38.6	59.4	786.9	11.5
July	6.6	.9	406.9	7.9	18.1	354.8	3.9
August	9.8	1.6	588.1	17.4	14.7	334.9	4.9
September	9.7	2.0	536.9	18.3	21.7	327.4	4.4
3rd Quarter	26.1	4.5	1,531.9	43.6	54.5	1,017.1	13.2
October	11.0	2.3	672.1	19.7	16.7	338.0	5.4
November	12.6	2.0	746.9	19.1	23.8	183.4	5.0
December	7.2	1.8	420.9	10.6	15.1	68.1	4.4
4th Quarter	30.8	6.1	1,839.9	49.4	55.6	589.5	14.8
Total, 1950	87.3	19.9	6,688.7	181.6	223.0	2,803.0	48.5
1951							
January	7.2	2.2	770.3	13.2	20.3	150.2	3.9
February	8.1	2.1	594.9	9.0	28.7	191.6	3.8
March	8.1	2.3	472.7	14.2	25.3	204.9	5.2
1st Quarter	23.4	6.6	1,837.9	36.4	74.3	546.7	12.9

(1) Includes sidings.

(2) Revised.

TABLE 37.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949—MARCH, 1951.
(In Units Specified)

Period	Cement		Building Brick		Flue Linings		Cast-Iron Soil Pipe and Fittings		Steel Pipe, and Fittings		Wire Nails and Spikes	
	Millions of Barrels of 350 lbs.		Millions of Bricks		Thousands of Feet		Thousands of Tons		Thousands of Tons		Thousands of Tons	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1949												
March	1.4	1.2	23.0	19.5	108.3	33.4	2.7	5.6	17.2	7.2	7.2	2.0
June	1.6	.7	29.1	24.1	91.9	20.5	3.0	5.6	17.4	6.5	9.2	.7
September	1.6	.2	30.5	25.7	78.0	13.2	4.6	1.5	15.6	5.3	8.0	4.4
December	.8	.8	23.9	30.1	99.1	35.9	3.2	6.0	15.2	17.6	7.2	5.6
1950												
January	.6	1.4	20.5	31.9	79.9	65.3	2.5	5.7	10.4	21.5	6.1	6.8
February	.8	1.7	18.5	32.7	78.7	102.4	1.9	6.8	11.0	24.8	5.8	7.6
March	1.2	1.8	25.7	30.0	92.0	131.0	2.7	12.6	14.8	30.1	7.7	7.6
April	1.4	1.7	21.0	31.1	86.4	141.6	2.7	12.6	14.8	30.1	6.8	7.6
May	2.1	1.0	34.4	26.4	106.8	100.8	4.0	7.8	22.0	30.1	7.4	7.9
June	1.8	.6	36.6	26.2	112.2	73.4	5.2	5.7	23.3	30.1	7.4	8.8
July	1.7	.5	33.1	25.8	127.5	55.3	4.3	3.6	25.7	31.3	7.1	7.1
August	1.6	.4	34.6	26.4	123.3	52.5	4.9	3.6	17.8	29.0	5.8	9.0
September	1.6	.2	36.0	25.4	163.7	10.5	5.4	3.0	18.7	29.2	8.2	8.4
October	1.6	.2	36.5	23.8	85.6	16.9	5.3	3.0	16.4	21.9	7.9	9.1
November	1.4	.2	35.4	21.7	134.8	9.5	5.7	3.2	20.4	16.0	7.7	9.4
December	.8	.7	28.3 ⁽¹⁾	22.2 ⁽¹⁾	104.7	20.6	5.2	4.6	14.0	22.4	6.6	9.4
1951												
January	.9	1.1	28.3	23.7	106.1	37.2	4.9	2.5	15.7	13.9	7.0	5.5
February	.9	1.4	23.5	23.6	102.8	48.2	4.2	2.9	14.7	14.4	6.9	5.8
March	1.4	1.5	27.9	23.2	166.2	34.5	4.7	3.0	14.7	14.0	7.7	6.0

(1) Revised.

TABLE 37.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — MARCH, 1951. — *Continued.*
(In Units Specified)

Period	Bath Tubs		Sinks		Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Mineral Wool	
	Thousands of Units		Thousands of Units		Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Sq. Ft.	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1949												
March	11.5	1.1	18.1	5.4	19.7	1.9	14.5	1.8	14.4	1.2	6.3	1.5
June	9.9	2.2	16.7	6.9	19.6	1.3	15.6	.8	17.6	1.0	9.5	1.2
September	13.8	2.3	13.8	7.9	17.2	1.2	17.0	1.3	18.7	1.1	14.4	2.1
December	9.5	1.2	12.0	13.9	21.2	1.2	15.9	.7	15.5	.9	11.6	2.0
1950												
January	13.5	2.7	11.0	17.3	18.9	1.5	15.1	1.1	12.7	1.4	9.2	3.0
February	10.1	5.2	10.7	12.7	18.3	1.4	15.7	1.7	13.0	1.2	7.7	3.1
March	8.3	11.0	16.9	15.8	22.9	2.1	17.3	1.4	15.8	1.2	10.1	2.6
April	7.8	15.1	11.8	16.5	19.2	2.1	16.4	1.3	14.7	1.2	7.1	3.5
May	9.9	15.3	13.7	21.4	17.7	1.5	19.4	1.8	15.5	1.1	11.6	4.2
June	13.4	12.4	13.2	21.5	19.4	1.2	20.1	1.2	17.8	1.0	15.1	2.6
July	13.1	5.7	12.1	17.1	12.8	.8	13.8	1.6	15.6	1.0	16.4	2.1
August	12.3	4.5	16.6	18.8	17.1	1.8	21.1	1.1	19.3	1.1	14.4	2.2
September	13.7	2.7	20.5	14.2	19.2	1.4	20.6	1.5	18.9	.9	16.8	1.7
October	11.7	2.3	15.4	12.4	22.3	2.1	18.0	2.2	19.2	1.0	17.2	2.0
November	12.8	2.8	14.4	11.2	21.5	2.0	20.5	2.0	18.1	.9	13.1	.3
December	11.7	1.5	12.2	10.2	16.8	2.6	19.6	2.1	14.9	.9	9.6	1.6
1951												
January	14.0	1.2	14.7	10.8	20.0	2.7	20.5	2.3	16.8	1.1	13.3	2.7
February	11.6	.9	12.6	8.2	18.3	3.2	20.9	2.9	15.0	1.0	10.5	3.0
March	11.3	1.5	11.3	9.0	21.8	2.0	21.0	2.3	17.8	1.1	11.3	3.4

TABLE 37.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — MARCH, 1951 — *Concluded.*
(In Units Specified)

Period	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable		Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters	
	Thousands of Units		Thousands of Units		Millions of Feet		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1949												
March	223.5	135.2	902.1	141.3	4.8	4.9	.8	.9	13.7	.3	10.9	14.8
June	217.5	258.4	540.1	414.7	5.4	4.3	.8	1.6	17.2	1.3	14.9	15.1
September	120.6	42.9	275.0	143.3	9.2	.7	1.8	1.0	19.1	2.0	14.9	11.1
December	140.1	60.0	309.4	152.7	9.4	1.4	1.7	.7	11.1	1.2	16.0	18.1
1950												
January	153.9	61.2	309.6	152.7	7.6	2.5	1.4	.9	17.0	1.1	12.1	22.2
February	156.8	88.2	221.4	378.1	5.6	5.5	1.2	1.1	14.7	1.3	18.8	17.5
March	163.8	110.9	147.5	399.6	5.7	7.8	.6	2.2	18.1	1.2	17.7	21.7
April	267.4	89.8	150.5	387.3	6.1	6.9	.5	2.0	11.9	2.5	15.7	19.9
May	166.5	106.8	228.5	356.2	8.0	6.8	.8	3.7	13.6	2.0	17.6	23.2
June	130.0	95.4	375.9	272.2	11.3	2.4	1.3	3.9	13.1	.9	21.0	21.5
July	190.2	116.1	427.1	122.5	7.7	2.2	1.3	3.7	9.1	.5	14.8	21.7
August	190.6	92.6	419.6	138.1	11.9	1.2	2.5	2.7	17.2	.7	12.7	21.3
September	182.2	96.6	419.4	144.7	10.2	1.9	2.5	2.1	17.9	.9	20.9	17.7
October	235.6	73.2	519.7	104.3	11.3	2.0	2.4	1.9	19.7	1.0	16.3	17.2
November	245.7	71.2	489.7	62.1	11.3	2.3	2.3	1.5	18.5	1.6	18.4	18.6
December	186.2	59.4	293.0	78.8	10.1	1.7	2.0	1.6	9.3	1.8	13.3	18.3
1951												
January	226.5	57.6	360.0	36.4	11.3	1.7	1.9	1.2	14.8	1.1	18.4	16.7
February	202.0	37.8	281.7	45.7	9.9	2.2	1.8	1.5	8.8	1.5	24.7	17.4
March	193.6	27.0	392.2	35.9	10.9	2.5	2.0	1.6	14.2	1.5	22.1	18.8

TABLE 38.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1951.
(In Units Specified)

Period	Lumber and Lumber Products		Building Brick	Iron and Steel Products			
	Hardwood Flooring	Wallboard Building Board		Structural Steel	Wire Nails	Galvanized Sheets	Skelp
	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{4}$ "B		Thousands of Tons	Tons	Tons	Tons
1945	702	12.1	1.4	68.8	71	22,963	129,982
1946	404	18.7	1.1	99.5	680	15,331	54,385
1947	1,157	39.9	8.9	183.2	4,146	7,895	60,190
1948	8	18.3	8.3	194.3	6,315	7,047	60,783
1949							
1st Quarter	17	35.5	2.4	44.9	2,095	4,109	32,346
2nd Quarter	2,183	25.7	3.8	80.5	5,215	4,542	48,408
3rd Quarter	3,085	14.6	9.4	46.9	4,984	4,357	38,485
4th Quarter	2,973	19.7	6.2	25.8	975	3,260	21,658
Total, 1949	8,258	95.5	21.9	198.1	13,305	15,268	140,897
1950							
January	450	2.8	.7	11.5	202	458	15,575
February	692	3.2	.6	12.8	95	466	13,476
March	671	2.3	.6	12.0	178	701	5,037
1st Quarter	1,813	8.3	1.9	36.3	475	1,625	34,088
April	357	1.6	1.1	11.8	309	557	10,656
May	520	1.6	1.7	14.2	327	851	20,805
June	554	1.6	2.4	13.0	458	409	11,955
2nd Quarter	1,431	4.8	5.2	39.0	1,094	1,817	43,416
July	928	2.0	2.1	13.9	290	550	11,212
August	557	3.5	1.8	11.6	359	522	8,765
September	688	3.2	1.6	15.0	186	501	15,222
3rd Quarter	2,173	8.7	5.5	40.5	835	1,573	35,499
October	507	3.9	1.5	19.0	483	513	15,474
November	751	3.9	1.4	19.7	384	1,016	29,663
December	326	4.2	1.2	15.9	201	566	8,974
4th Quarter	1,584	12.0	4.1	54.6	1,068	2,095	54,111
Total, 1950	7,001	33.8	16.7	170.4	3,471	7,110	167,114
1951							
January	771	1.6	1.5	18.2	440	615	14,425
February	328	1.0	1.5	15.2	587	498	8,607
March	883	4.6	1.5	19.2	337	700	9,639
1st Quarter	1,982	7.2	4.5	52.6	1,364	1,813	32,671

TABLE 38.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1951 — *Continued.*
(In Units Specified)

Period	Mineral Wool	Cement	Gypsum Plaster	Builders' Hardware	Sanitary Ware	
	Thousands of Sq. Ft.	Thousands of 350 lbs.	Thousands of Tons	\$000	Bath Tubs \$000	Closets, Sinks and Basins \$000
1945	5,993	32.7	2.9	490	7	254
1946	7,822	350.1	7.6	653	206	535
1947	5,775	1,248.6	10.1	969	1,044	205
1948	74	1,120.7	10.0	1,076	231	83
1949						
1st Quarter	1	61.2	1.1	310	120	75
2nd Quarter	9	635.6	1.7	302	135	116
3rd Quarter	56	921.6	2.5	243	147	139
4th Quarter	46	665.6	3.4	363	91	44
Total, 1949	112	2,284.0	8.7	1,218	493	374
1950						
January	0	11.9	.3	119	29	51
February	0	.0	.4	89	25	22
March	6	12.7	.3	109	26	24
1st Quarter	6	24.6	1.0	317	80	97
April	5	30.0	.4	104	57	56
May	4	34.9	.5	117	54	33
June	1	123.4	1.6	134	51	45
2nd Quarter	10	188.3	2.5	355	162	134
July	3	200.0	3.2	113	45	39
August	64	220.4	3.0	89	56	45
September	8	215.8	2.8	90	52	34
3rd Quarter	75	636.2	9.0	292	153	118
October	28	260.0	4.6	157	70	42
November	16	186.2	3.7	195	56	89
December	4	90.9	1.6	167	39	71
4th Quarter	48	537.1	9.9	519	165	202
Total, 1950	139	1,386.2	22.4	1,483	560	551
1951						
January	22	48.4	.9	201	98	60
February	39	35.9	.9	156	33	72
March	12	101.0	1.6	204	108	109
1st Quarter	73	185.3	3.4	561	239	241

TABLE 38.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1951 — *Concluded.*
(In Units Specified)

Period	Plumbing and Heating Equipment				Common Colourless Window Glass	Paints, Pigments and Varnishes
	Warm Air Furnaces	Domestic Heating Boilers	Cast Iron Radiators	Electric Hot Water Tank Heaters	Millions of Sq. Ft.	\$000
	Units	\$000	Sq. Ft.	Units		
1945	334	35	280	— ⁽¹⁾	39.8	8,660
1946	1,542	133	7,595	— ⁽¹⁾	43.7	9,436
1947	2,506	319	43,824	— ⁽¹⁾	70.2	13,441
1948	7	16	0	3,214	96.3	14,276
1949						
1st Quarter	34	3	0	128	14.0	3,208
2nd Quarter	68	7	1,949	232	17.4	3,310
3rd Quarter	235	12	766	688	15.3	2,955
4th Quarter	185	11	624	237	17.9	4,394
Total, 1949	522	33	3,339	1,285	64.6	13,867
1950						
January	3	0	725	234	3.2	1,221
February	10	2	448	204	3.3	1,203
March	39	0	372	118	4.5	1,466
1st Quarter	52	2	1,545	556	11.0	3,890
April	23	1	0	402	5.5	1,263
May	43	4	340	226	6.6	1,582
June	17	2	0	73	5.9	1,541
2nd Quarter	83	7	340	701	18.0	4,386
July	179	0	0	244	7.0	1,394
August	9	3	1,506	78	5.9	1,587
September	12	7	2,753	478	5.2	1,762
3rd Quarter	200	10	4,259	800	18.1	4,743
October	100	4	7,137	173	6.5	1,908
November	411	25	3,845	284	9.8	1,845
December	189	6	2,628	173	5.1	1,441
4th Quarter	700	35	13,610	630	21.4	5,194
Total, 1950	1,035	54	19,754	2,687	68.5	18,213
1951						
January	380	6	3,843	164	3.5	1,979
February	73	11	7,436	288	3.8	1,555
March	149	12	1,741	227	3.9	2,110
1st Quarter	602	29	13,020	679	11.2	5,644

(1) Not available.

TABLE 39.—EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1951.
(In Units Specified).

Period	Lumber and Lumber Products					Building Brick	Cement
	Sawn Lumber	Hardwood Flooring	Wood Fibre Insulating Board	Wood Shingles	Wood Laths		
	Millions of Ft. B.M.	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ "B	Thousands of Squares	Thousands of Laths	Millions of Bricks	Thousands of Barrels of 350 lbs.
1945	2,000.5	544	45.3	1,651	25,981	3.7	281.9
1946	2,083.3	106	36.1	1,775	26,193	6.1	114.4
1947	2,735.0	50	51.1	2,051	41,700	4.2	88.0
1948	2,467.7	25	40.2	2,353	55,513	4.9	73.0
1949							
1st Quarter	423.0	29	.9	369	8,006	.7	2.0
2nd Quarter	474.2	45	13.4	503	14,178	1.2	8.7
3rd Quarter	560.4	187	13.0	540	31,771	1.7	8.5
4th Quarter	731.1	350	3.1	739	23,202	.7	.0
Total, 1949	2,188.7	611	30.4	2,121	77,157	4.3	19.2
1950							
January	142.3	470	1.2	127	3,419	.1	.0
February	198.5	225	.8	139	4,210	.0	.0
March	263.6	423	1.1	282	5,566	.0	.0
1st Quarter	604.4	1,118	3.1	548	13,195	.1	.0
April	226.2	464	.7	238	4,366	.1	.0
May	276.0	1,029	1.8	278	7,136	.2	.4
June	358.5	1,719	1.4	270	9,162	.3	.5
2nd Quarter	860.7	3,212	3.9	786	20,664	.6	.9
July	384.6	1,801	1.2	257	12,105	.4	7.9
August	361.7	2,045	1.9	258	10,092	.4	7.9
September	404.9	2,552	1.6	326	13,031	.4	4.6
3rd Quarter	1,151.2	6,398	4.7	841	35,228	1.2	20.4
October	415.7	2,119	2.1	320	16,253	.4	1.8
November	302.5	1,722	2.5	220	7,149	.3	.6
December	228.0	1,566	1.3	208	3,668	.2	.2
4th Quarter	946.2	5,406	5.9	748	27,070	.9	2.6
Total, 1950	3,562.5	16,135	17.8	2,924	96,157	2.8	23.9
1951							
January	263.1	1,166	1.2	221	3,889	.1	.0
February	240.4	783	1.7	232	4,600	.1	.0
March	296.2	839	2.2	282	4,553	.2	.1
1st Quarter	799.7	2,788	5.1	735	13,042	.4	.1

TABLE 39.— EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1951 — *Concluded*.
(In Units Specified).

Period	Iron and Steel Products				Common Colourless Window Glass	Gypsum Plaster	Paints, Pigments and Varnishes
	Cast Iron, Soil Pipe	Steel Pipe and Tubing	Structural Steel	Wire Nails and Spikes			
	Tons	Tons	Tons	Tons	Sq. Ft.	Tons	\$000
1945	506	— ⁽¹⁾	9,294	813.6	15,251	447	3,973
1946	157	3,158	7,781	1,270.5	4,301	969	4,407
1947	207	184	4,411	31.9	93,149	1,423	7,346
1948	658	2,812	10,506	1,854.1	57,959	744	6,235
1949							
1st Quarter	158	5,321	2,643	462.0	0	76	1 035
2nd Quarter	365	7,162	2,131	31.4	0	37	976
3rd Quarter	204	2,391	4,260	1.3	0	0	813
4th Quarter	271	1,932	1,230	.1	931	50	780
Total, 1949	998	16,806	10,264	494.8	931	163	3,604
1950							
January	282	11	54	0	0	35	336
February	84	2,013	130	0	0	0	508
March	166	353	62	0	200	2	385
1st Quarter	532	2,377	246	0	200	37	1,229
April	171	898	590	.1	400	25	188
May	63	64	55	0	0	6	243
June	45	1,195	94	.1	0	25	199
2nd Quarter	279	2,157	739	.2	400	56	630
July	94	428	283	.1	0	0	220
August	32	105	60	.1	92	9	298
September	126	364	46	.1	0	0	410
3rd Quarter	252	897	389	.3	92	9	928
October	106	260	259	.3	0	0	460
November	56	86	497	1.5	0	0	440
December	140	76	61	.1	225,700	0	338
4th Quarter	302	422	817	1.9	225,700	0	1,238
Total, 1950	1,366	5,855	2,191	2.4	226,392	102	4,025
1951							
January	103	210	188	5.2	289,856	0	310
February	112	157	32	0	40,400	0	339
March	78	17	214	1.2	34,260	0	514
1st Quarter	293	384	434	6.4	364,516	0	1,163

(1) Not available.

TABLE 40.— PRODUCTION OF PIG IRON AND STEEL INGOT AND ESTIMATED
DOMESTIC DISAPPEARANCE OF ROLLING MILL PRODUCTS,
CANADA, 1945 — MARCH, 1951.
(Thousands of Tons)

Period	Pig Iron	Steel ⁽¹⁾ Ingot	Rolling Mill Products ⁽¹⁾			
			Production from		Exports	Domestic Disappearance
			Canadian Ingot	Imports		
1945	1,778	2,757	1,985	789	40	2,734
1946	1,406	2,251	1,606	721	36	2,291
1947	1,963	2,855	2,052	906	51	2,907
1948	2,126	3,087	2,212	939	239	2,912
1949						
1st Quarter	558	814	580	321	50	851
2nd Quarter	577	806	573	427	41	959
3rd Quarter	524	707	498	303	26	775
4th Quarter	495	768	544	106	45	605
Total, 1949	2,155	3,096	2,195	1,157	161	3,191
1950						
1st Quarter	523	827	580	188	25	743
2nd Quarter	580	827	576	279	13	842
3rd Quarter	595	801	547	284	11	820
4th Quarter	612	847	565	326	20	872
Total, 1950	2,130	3,301	2,268	1,077	68	3,277
1951						
1st Quarter	615	875	627	284	13	898

(1) Excludes castings and forgings (see p. 113).

Period	Building Construc- tion	Railway and Railway Car Shops	Con- tainers	Merchant Trade ⁽¹⁾ Products	Wholesalers and Warehouses	Automotive Industries	Miscella- neous	(1) Net Total Domestic Shipments	Producers Interchange	Export Shipments	Total
1946	189.6	411.6	164.4	226.8	261.6	84.0	434.4	1,772.4	453.6	145.2	2,371.2
1947	273.6	463.2	171.6	250.8	331.2	138.0	556.8	2,187.6	806.4	168.0	3,162.0
1948	295.2	556.8	196.8	313.2	321.6	139.2	556.8	2,379.6	926.4	243.6	3,549.6
1949											
1st Quarter	92.5	155.4	48.9	97.3	87.0	39.5	136.9	657.5	272.5	55.2	985.2
2nd Quarter	96.6	138.6	55.5	90.4	89.2	33.2	126.4	629.9	266.7	75.7	972.3
3rd Quarter	82.7	125.4	53.8	79.7	84.9	36.7	114.4	577.6	215.9	32.0	825.5
4th Quarter	90.9	115.2	47.4	83.9	93.8	40.8	151.7	623.7	198.7	56.6	879.0
Total, 1949	362.7	534.6	205.6	351.3	354.9	150.2	529.6	2,488.7	953.8	219.5	3,662.0
1950											
January	23.6	36.8	17.5	25.9	23.6	13.3	53.4	194.1	92.1	17.4	303.6
February	23.7	39.6	17.7	27.3	18.6	12.2	51.5	190.6	114.2	7.8	312.6
March	30.4	48.8	18.8	30.8	26.5	18.3	59.0	232.9	111.8	14.3	359.0
1st Quarter	77.7	125.2	54.0	84.0	69.0	43.8	163.9	617.6	318.1	39.5	975.2
April	23.7	46.0	16.8	31.6	21.0	15.3	49.5	203.9	106.3	12.7	322.9
May	35.6	48.5	22.3	30.9	24.7	17.5	55.8	235.3	128.4	13.6	377.3
June	32.3	48.7	24.4	31.4	26.5	16.7	53.1	233.1	123.3	15.2	371.6
2nd Quarter	91.6	143.2	63.5	93.9	72.2	49.5	158.4	672.3	358.0	41.5	1,071.8
July	29.7	34.8	23.6	26.7	26.9	14.1	48.1	203.9	125.6	17.8	347.3
August	29.5	37.8	24.2	28.7	26.7	15.4	41.7	204.0	118.8	17.8	340.6
September	32.7	42.9	27.2	29.5	29.5	18.4	53.9	234.1	123.6	20.8	378.5
3rd Quarter	91.9	115.5	75.0	84.9	83.1	47.9	143.7	642.0	368.0	56.4	1,066.4
October	34.8	39.6	24.7	31.0	31.9	18.1	51.9	232.0	123.5	25.9	381.4
November	30.8	36.9	24.6	33.3	30.1	21.2	51.7	228.6	125.5	27.0	381.1
December	30.8	40.4 ⁽²⁾	20.2	30.9	28.0 ⁽²⁾	19.6 ⁽²⁾	51.9	221.8 ⁽²⁾	107.2	28.5	357.5 ⁽²⁾
4th Quarter	96.4	116.9 ⁽²⁾	69.5	95.2	90.0 ⁽²⁾	58.9 ⁽²⁾	155.5	682.4 ⁽²⁾	356.2	81.4	1,120.0 ⁽²⁾
Total, 1950	357.6	500.8 ⁽²⁾	262.0	358.0	314.3 ⁽²⁾	200.1 ⁽²⁾	621.5	2,614.3 ⁽²⁾	1,400.3	218.8	4,233.4 ⁽²⁾
1951											
January	35.8	55.5	26.6	38.5	29.3	19.5	62.8	268.0	136.0	6.6	410.6
February	30.1	53.5	24.1	28.1	28.4	21.0	55.1	240.3	122.1	4.2	366.6
March	34.8	55.8	23.6	35.7	30.1	21.6	63.4	265.0	150.1	2.0	417.1
1st Quarter	100.7	164.8	74.3	102.3	87.8	62.1	181.3	773.3	408.2	12.8	1,194.3

(1) For details (see p. 113).

(2) Revised.

TABLE 42.— VOLUME OF SELECTED BUILDING MATERIALS UNLOADED⁽¹⁾
AT RAILWAY STATIONS IN CANADA,
1945 — MARCH, 1951.
(In Thousands of Tons)

Period	Lumber, Timber, Bcx, Crate and Cooperage Material ⁽²⁾	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1945	3,622	3,954	411	401	837	57	9,282
1946	3,907	4,717	469	500	1,173	66	10,832
1947	4,395	5,868	554	619	1,314	84	12,834
1948	4,391	6,386	624	619	1,580	93	13,693
1949							
1st Quarter	890	540	138	127	372	15	2,082
2nd Quarter	1,076	1,576	167	145	584	23	3,571
3rd Quarter	1,140	2,148	160	152	580	26	4,206
4th Quarter	1,005	1,236	163	140	476	19	3,039
Total, 1949	4,111	5,500	628	564	2,012	83	12,898
1950							
January	221	181	46	34	84	2	568
February	262	168	46	36	103	4	619
March	355	196	57	40	148	5	801
1st Quarter	838	545	149	110	335	11	1,988
April	289	328	52	41	175	5	890
May	331	674	59	56	236	8	1,364
June	393	786	58	56	187	8	1,488
2nd Quarter	1,013	1,788	169	153	598	21	3,742
July	447	810	59	57	178	10	1,561
August	341	590	48	40	119	7	1,145
September	433	744	60	63	160	10	1,470
3rd Quarter	1,221	2,144	167	160	457	27	4,176
October	480	684	67	62	171	8	1,472
November	432	604	62	56	141	7	1,302
December	351	301	53	51	101	5	862
4th Quarter	1,263	1,589	182	169	413	20	3,636
Total, 1950	4,335	6,066	667	592	1,803	79	13,542
January	309	248	55	53	100	5	770
February	326	210	51	42	113	4	746
March	411	287	61	63	162	6	989
1st Quarter	1,046	745	167	158	375	15	2,505

(1) For source and explanatory note see p. 113.

(2) Includes plywood.

TABLE 43.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING
MATERIAL INDUSTRIES, CANADA, ⁽¹⁾ 1946 — MARCH, 1951.

Period	Number of Persons Employed	Aggregate Weekly Payroll \$000	Average Weekly Earnings \$
1946 Annual Average	84,203	2,704	32.11
1947 Annual Average	97,787	3,539	36.09
1948 Annual Average	104,916	4,165	39.69
1949 Annual Average	109,401	4,726	43.32
1950—January	105,302	4,386	41.65
February	102,901	4,568	44.39
March	105,124	4,759	45.26
April	106,832	4,861	45.52
May	108,702	4,959	45.62
June	114,445	5,066	44.26
July	119,895	5,433	45.32
August	122,305	5,697	46.58
September	123,742	5,742	46.40
October	123,916	5,952	48.03
November	121,431	5,891	48.51
December	117,978 ⁽²⁾	5,722 ⁽²⁾	48.50
Annual Average	114,379 ⁽²⁾	5,253 ⁽²⁾	45.84
1951—January	110,426	5,003	45.31
February	111,610	5,455	48.89
March	112,145	5,527	49.28

(1) As reported by employers with 15 or more employees.

(2) Revised.

TABLE 44.—NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES.
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY REASON FOR LAYOFF, CANADA,
MARCH, 1948 — APRIL, 1951.

Period	Number of Estab- lishments	Number of Employees	Number of Employees by Reason for Layoff		
			Lack of Orders	Lack of Material	Other ⁽¹⁾
1948 ⁽²⁾	68	6,842	1,678	933	4,231
1949					
1st Quarter	20	1,452	770	111	571
2nd Quarter	20	858	655	60	143
3rd Quarter	10	589	419	75	95
4th Quarter	19	745	495	50	200
Total, 1949	69	3,644	2,339	296	1,009
1950					
January	3	168	150	18	—
February	3	200	—	100	100
March	6	422	197	210	15
1st Quarter	12	790	347	328	115
April	4	284	84	100	100
May	10	597	149	20	428
June	2	65	40	25	—
2nd Quarter	16	946	273	145	528
July	2	50	—	10	40
August	4	280	—	130	150
September	3	128	28	100	—
3rd Quarter	9	458	28	240	190
October	11	572	355	87	130
November	6	439	220	—	219
December	3	150	120	—	30
4th Quarter	20	1,161	695	87	379
Total, 1950	57	3,355	1,343	800	1,212
1951					
January	4	387	— ⁽³⁾	262 ⁽³⁾	125
February	3	105	25	40	40
March	2	80	—	30	50
1st Quarter	9	572	25	332	215
April	6	341	158	60	123

(1) See p. 114.

(2) Covers period March — December only.

(3) Revised.

TABLE 45.—EMPLOYMENT BY OCCUPATION AND INDUSTRY, UNEMPLOYMENT AND THE LABOUR FORCE, BY INDUSTRY,
CONSTRUCTION, NON-AGRICULTURAL AND TOTAL, CANADA, QUARTERLY, NOVEMBER, 1945 — MARCH, 1951.
(In Thousands)

Week Ending	Persons Employed					Persons Unemployed			Labour Force		
	Construction		Non-agricultural Industries	Total	Con-struction Industry	Non-agricultural Industries	Total	Con-struction Industry	Non-agricultural Industries	Total	
	Occupation	Industry									
			(1)								
1945—November 17	—	184	3,269	4,326	13	165	172	197	3,434	4,498	
1946 Annual Average	—	227	3,465	4,652	13	139	143	239	3,604	4,794	
1947—March 1	—	187	3,634	4,565	21	136	141	208	3,770	4,706	
May 31	—	254	3,658	4,821	8	89	91	262	3,747	4,912	
August 16	247	283	3,709	5,008	8	71	73	291	3,780	5,081	
November 8	255	284	3,779	4,847	12	82	87	296	3,861	4,934	
Annual Average	—	252	3,695	4,810	12	94	98	264	3,789	4,908	
1948—February 21	227	219	3,704	4,669	33	149	156	252	3,853	4,825	
June 5	260	295	3,762	4,948	7	80	82	302	3,842	5,030	
September 4	304	323	3,795	5,042	8	65	67	331	3,860	5,109	
November 20	288	317	3,872	4,858	17	101	106	334	3,973	4,964	
Annual Average	270	289	3,783	4,879	16	99	103	305	3,882	4,982	
1949—March 5	258	251	3,744	4,700	47	192	199	298	3,936	4,899	
June 4	350	350	3,895	5,018	16	101	103	366	3,996	5,121	
August 20	343	362	3,920	5,155	15	95	98	377	4,015	5,253	
October 29	352	329	4,005	5,053	22	137	147	347	4,142	5,200	
Annual Average	326	323	3,891	4,981	25	131	137	347	4,022	5,118	
1950—March 4	260	263	3,856	4,796	74	301	312	337	4,157	5,108	
June 3 ⁽²⁾	353	343	4,076	5,120	33	144	146	376	4,221	5,266	
August 19	380	380	4,070	5,221	16	101	103	396	4,171	5,324	
November 4	363	366	4,115	5,084	22	112	117	388	4,227	5,201	
Annual Average	339	338	4,029	5,055	36	165	169	374	4,194	5,225	
1951 March 3	298	302	4,151	5,000	45	167	172	347	4,318	5,172	

(1) Not available prior to August, 1947.
(2) Includes an estimate for Manitoba (see p. 114).

TABLE 46.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK, CANADA, MARCH, 1949 — MARCH, 1951.

Week Ending	Percentage of Workers, by Number of Hours worked per Week					Average Number of Hours Worked ⁽¹⁾	Total Number of Hours Worked per Week (In Thousands)
	Less than 15	15-34	35-44	45-54	More than 54		
1949							
March 5	8.4	7.2	46.0	33.2	5.2	40	9,840
June 4	3.4	4.8	41.5	38.6	11.7	44	15,136
August 20	4.1	5.1	40.6	38.0	12.2	44	15,708
October 29	4.0	7.2	44.0	36.9	7.9	42	13,650
Annual Average	4.7	5.9	42.8	37.0	9.6	43	13,674
1950							
March 4	12.4	11.9	45.9	25.4	4.4	36	9,324
June 3	3.7	5.5	48.5	34.8	7.5	42	14,154
August 19	4.0	5.9	45.2	35.1	9.8	43	16,168
November 4	3.3	7.2	47.8	33.9	7.2	44	15,928
Annual Average	5.8	7.6	46.8	32.3	7.2	41	13,694
1951							
March 3	10.8	7.8	46.2	30.1	5.1	38	11,248

(1) For qualitative note (see p. 114).

TABLE 47.— EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, ⁽¹⁾ 1945 — MARCH, 1951.

Period	Building Industry			Indexes of Employment (1939 = 100)	
	Number of Persons Employed	Aggregate Weekly Payroll \$000	Average Weekly Earnings \$	Building Industry	Non- Agricultural Industries
1945					
Annual Average	44,932	1,533	34.03	149.1 ⁽²⁾	147.5 ⁽²⁾
1946					
Annual Average	65,386	2,230	33.97	213.3 ⁽²⁾	145.9 ⁽²⁾
1947					
Annual Average	88,124	3,322	37.41	279.1	158.3
1948					
Annual Average	100,726	4,192	41.41	311.8	165.0
1949					
Annual Average	115,453	5,133	44.37	340.9	165.5
1950—					
January	109,639	4,382	39.97	322.1	163.8
February	101,977	4,551	44.62	299.5	158.3
March	99,650	4,613	46.29	292.7	157.9
April	104,414	4,883	46.77	306.4	159.0
May	109,970	5,184	47.14	322.7	159.7
June	121,543	5,577	45.88	356.7	166.0
July	130,865	6,107	46.67	384.0	170.8
August	135,397	6,301	46.54	397.2	172.5
September	138,804	6,533	47.07	407.2	174.1
October	137,033	6,596	48.13	401.7	177.1
November	136,706	6,636	48.54	400.0	178.1
December	133,935	6,481	48.39	391.9	179.2
Annual Average	121,661	5,653	46.33	356.8	168.0
1951—					
January	120,165	5,080	42.73	347.8	175.3
February	115,891	5,667	49.22	338.0	172.4
March	114,303	6,850	49.61	334.1	172.1

(1) As reported by employers with 15 or more employees. Revised series (see p. 115).

(2) Estimated.

TABLE 48.— NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, ⁽¹⁾
1945 — MARCH, 1951.

Period	Number of Hourly ⁽²⁾ Wage-Earners	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (Thousands)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945					
Annual Average	33,770	40.4	1,364	80.9	32.68
1946					
Annual Average	52,899	38.7	2,057	83.4	32.28
1947					
Annual Average	72,738	39.2	2,867	91.0	35.67
1948					
Annual Average	82,341	39.9	3,296	100.9	40.26
1949					
Annual Average	93,756	40.1	3,764	107.9	43.27
1950—January	88,573	34.6	3,061	108.9	37.68
February	81,166	38.6	3,132	110.7	42.73
March	79,099	40.0	3,166	111.7	44.68
April	83,307	40.2	3,345	112.4	45.18
May	87,809	40.1	3,510	113.9	45.67
June	98,415	39.4	3,877	112.4	44.29
July	106,953	40.5	4,333	112.2	45.44
August	111,130	40.2	4,470	112.5	45.23
September	113,023	40.2	4,554	114.1	45.87
October	112,221	40.6	4,561	115.8	47.01
November	111,865	40.4 ⁽³⁾	4,518	117.1	47.31
December	108,523	40.1 ⁽³⁾	4,360	117.5 ⁽³⁾	47.12 ⁽³⁾
Annual Average	98,507	39.6	3,907	113.3	44.85 ⁽³⁾
1951—January	95,484	33.7	3,237	118.7	40.00
February	92,131	39.2	3,613	121.2	47.51
March	90,218	39.3	3,544	122.1	47.99

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour.

(3) Revised.

TABLE 49.—LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND
TOTAL LABOUR INCOME, CANADA, ⁽¹⁾
1945 — MARCH, 1951.

Period	Construction Labour Income ⁽²⁾ \$ Millions		Total Labour Income ⁽²⁾ \$ Millions	
	Current Dollars	Constant Dollars	Current Dollars	Constant Dollars
1945.....	228	228	5,016	5,016
1946.....	300	290	5,376	5,194
1947.....	408	360	6,384	5,630
1948.....	492	379	7,320	5,644
1949				
1st Quarter.....	110	83	1,879	1,409
2nd Quarter.....	134	100	1,927	1,441
3rd Quarter.....	163	120	2,010	1,478
4th Quarter.....	144	106	1,996	1,474
Total, 1949	551	409	7,812	5,802
1950				
January.....	38	28	637	473
February.....	39	29	643	475
March.....	40	29	650	474
1st Quarter.....	117	86	1,930	1,422
April.....	43	31	655	477
May.....	50	36	672	489
June.....	54	39	695	502
2nd Quarter.....	147	106	2,022	1,468
July.....	56	40	704	502
August.....	58	41	699	496
September.....	58	41	729	513
3rd Quarter.....	172	122	2,132	1,511
October.....	57	40	740	518
November.....	55	38	750	525
December.....	44	31	721	503
4th Quarter.....	156	109	2,211	1,546
Total, 1950	592	423	8,295	5,947
1951				
January.....	46	32	741	513
February.....	45	31	741	505
March.....	45	30	758	504
1st Quarter.....	136	93	2,240	1,522

(1) For coverage (see p. 115).

(2) Revised on the basis of a recompilation of basic data.

TABLE 50.— UNFILED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
CANADA, DECEMBER, 1944 — MARCH, 1951.

As at Date of Reporting Closest to End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfiled Vacancies	Unplaced Applicants	Unfiled Vacancies	Unplaced Applicants	Unfiled Vacancies	Unplaced Applicants	Unfiled Vacancies	Unplaced Applicants	Unfiled Vacancies	Unplaced Applicants	Unfiled Vacancies	Unplaced Applicants	Unfiled Vacancies	Unplaced Applicants	Unfiled Vacancies	Unplaced Applicants	Unfiled Vacancies	Unplaced Applicants
1944																		
December	566	127	1,416	2,070	324	915	119	48	554	367	288	260	3,267	3,787	1,915	597	5,182	4,384
1945																		
Annual Average	787	157	3,911	2,897	1,244	1,207	183	60	588	615	701	354	7,497	5,289	4,305	1,603	11,802	6,892
1946																		
Annual Average	793	168	2,428	4,760	493	2,067	179	62	279	1,146	428	663	4,591	8,865	2,638	2,199	7,229	11,064
1947																		
Annual Average	622	174	1,928	4,263	296	1,769	175	40	351	508	338	610	3,710	7,363	4,419	4,858	8,129	12,221
1948																		
Annual Average	411	265	1,715	6,081	246	1,825	200	62	268	532	183	785	2,375	8,929	1,902	6,334	4,426	15,884
1949																		
Annual Average	223	564	542	10,049	206	2,413	181	122	137	917	128	1,269	1,417	15,400	940	10,096	2,357	25,496
1950																		
January	89	1,731	64	28,695	29	6,654	20	585	31	1,802	53	3,930	286	43,397	161	23,995	447	67,392
February	58	2,007	161	29,296	43	6,055	32	586	38	2,119	51	4,047	383	44,110	188	24,736	571	68,846
March	105	1,911	176	29,718	82	5,737	47	527	62	2,436	89	3,925	561	44,254	462	28,272	1,023	72,526
April	221	1,091	473	22,448	313	3,499	48	327	100	2,280	165	2,859	1,320	32,504	1,317	21,857	2,637	54,358
May	298	559	772	11,645	499	1,387	91	158	99	1,631	190	1,577	1,949	16,957	1,767	10,876	3,716	27,833
June	369	325	698	6,700	355	903	188	94	187	952	145	930	1,912	9,904	1,618	6,762	3,560	16,666
July	311	182	748	3,919	199	772	200	38	241	594	187	558	1,878	6,063	1,855	4,549	3,733	10,612
August	298	165	626	3,530	117	723	219	36	193	436	188	488	1,641	5,378	1,970	4,047	3,611	9,425
September	252	131	827	3,350	182	993	216	39	209	397	196	448	1,882	5,358	3,946	3,404	5,828	8,762
October	383	145	629	3,967	61	1,762	167	62	202	408	163	549	1,605	6,893	2,136	4,353	3,741	11,246
November	320	417	422	7,446	46	3,128	54	140	159	597	99	1,317	1,100	13,045	758	7,890	1,858	20,935
December	148	799	157	14,547	16	4,644	22	288	124	833	49	2,263	516	23,374	233	13,441	749	36,815
Annual Average	238	789	479	13,772	161	3,021	109	140	137	1,207	131	1,908	1,255	20,936	1,368	12,848	2,623	33,785
1951																		
January	58	1,357	163	23,261	39	6,084	17	541	69	1,289	47	3,191	393	35,723	328	19,866	721	55,589
February	86	1,536	206	24,863	63	5,554	19	566	41	1,529	60	3,202	475	37,250	559	20,182	1,034	57,432
March	124	1,368	342	23,491	79	4,356	32	545	116	1,631	75	2,992	768	34,383	944	19,622	1,712	54,005

TABLE 51.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND
ESTABLISHING BENEFIT YEARS, CANADA,
1945 — MARCH, 1951.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers ⁽¹⁾	Total Construction Workers
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625
1948	1,375	24,425	7,728	411	2,796	2,561	4,988	44,284
1949	2,793	37,479	11,042	1,358	4,290	4,405	8,096	69,463
1950								
January	622	9,308	2,040	400	804	652	1,872	15,698
February	770	8,620	1,552	398	1,088	750	1,682	14,860
March	344	3,400	650	150	716	428	732	6,420
1st Quarter	1,736	21,328	4,242	948	2,608	1,830	4,286	36,978
April	180	2,052	446	106	592	440	346	4,162
May	116	1,516	296	74	420	378	382	3,182
June	52	646	216	28	186	220	204	1,552
2nd Quarter	348	4,214	958	208	1,198	1,038	932	8,896
July	46	506	112	14	94	162	160	1,106
August	22	586	316	4	118	178	166	1,390
September	38	770	408	10	116	158	198	1,698
3rd Quarter	106	1,862	836	28	328	498	524	4,194
October	44	918	662	34	132	180	308	2,278
November	124	2,308	1,446	76	192	256	688	5,090
December	262	4,408	1,564	158	294	176	1,184	8,046
4th Quarter	430	7,634	3,672	268	618	612	2,180	15,414
Total, 1950	2,620	35,038	9,708	1,452	4,752	3,980	7,922	65,472
1951								
January	706	9,151	2,315	387	765	442	1,960	15,726
February	700	7,349	1,262	413	755	469	1,268	12,216
March	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)
1st Quarter	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)

(1) Comprises foremen, inspectors, managers, structural iron workers, and other construction occupations.
(2) Not yet available.

TABLE 52.— VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,
BY NUMBER IN TRAINING, CANADA, 1947 — MARCH, 1951.⁽¹⁾

Trade and Type of Training	Mar. 31, 1947	Mar. 31, 1948	Mar. 31, 1949	Mar. 31, 1950	Mar. 31, 1951
Bricklaying					
Vocational.....	460	151	3	0	0
Apprenticeship.....	463	682	477	357	359
Sub-total.....	923	833	480	357	359
Carpentry					
Vocational.....	919	194	16	0	0
Apprenticeship.....	1,302	1,550	1,226	1,015	1,048
Sub-total.....	2,221	1,744	1,242	1,015	1,048
Painting and Decorating					
Vocational.....	157	13	0	0	0
Apprenticeship.....	323	261	197	157	186
Sub-total.....	480	274	197	157	186
Plastering					
Vocational.....	57	10	1	0	0
Apprenticeship.....	182	263	233	253	255
Sub-total.....	239	273	234	253	255
Plumbing and Steam Fitting					
Vocational.....	351	63	4	0	0
Apprenticeship.....	1,297	1,580	1,710	1,661	1,446
Sub-total.....	1,648	1,643	1,714	1,661	1,446
Electrical					
Vocational.....	740	168	36	0	0
Apprenticeship.....	1,212	1,328	1,269	1,324	1,435
Sub-total.....	1,952	1,496	1,305	1,324	1,435
Sheet Metal					
Vocational.....	122	20	0	0	0
Apprenticeship.....	558	616	576	569	624
Sub-total.....	680	636	576	569	624
All Trades					
Vocational.....	2,806	619	60	0	0
Apprenticeship.....	5,337	6,280	5,688	5,336	5,353
Total.....	8,143	6,899	5,748	5,336	5,353

(1) Apprenticeship figures do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.

TABLE 53.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,
1945 — MARCH, 1951.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947	164	778	241	55	164	653	141	2,196	671	2,867
1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949	413	809	225	76	141	581	72	2,317	969	3,286
1950										
January	10	23	8	1	0	22	7	71	11	82
February	19	42	6	3	3	31	3	107	19	126
March	32	56	14	4	6	30	3	145	18	163
1st Quarter	61	121	28	8	9	83	13	323	48	371
April	26	59	17	6	12	43	4	167	22	189
May	36	78	24	3	9	42	7	199	34	233
June	17	53	20	3	16	36	1	146	152	298
2nd Quarter	79	190	61	12	37	121	12	512	208	720
July	22	36	13	4	11	33	2	121	63	184
August	16	39	12	2	9	25	0	103	17	120
September	15	40	7	3	2	20	0	87	15	102
3rd Quarter	53	115	32	9	22	78	2	311	95	406
October	22	46	13	2	10	25	2	120	36	156
November	61	83	23	2	9	27	6	211	42	253
December	27	84	17	4	11	35	5	183	19	202
4th Quarter	110	213	53	8	30	87	13	514	97	611
Total, 1950	303	639	174	37	98	369	40	1,660	448	2,108
1951										
January	13	58	15	3	9	63	8	169	24	193
February	55	107	26	4	16	81	2	291	38	329
March	120	182	48	14	31	121	10	526	60	586
1st Quarter	188	347	89	21	56	265	20	986	122	1,108

TABLE 54.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA,
1948 — MARCH, 1951. ⁽¹⁾

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Other Skilled Construction Workers	Total Skilled Construction Workers
1948	118	366	112	30	85	141	54	48	954
1949									
1st Quarter	19	95	33	4	27	32	13	11	234
2nd Quarter	13	74	35	7	23	40	8	11	211
3rd Quarter	17	68	31	6	14	40	11	14	201
4th Quarter	14	60	23	11	16	21	11	13	169
Total, 1949	63	297	122	28	80	133	43	49	815
1950									
January	5	15	9	0	4	4	0	4	41
February	8	28	4	8	10	11	6	3	78
March	2	23	9	2	2	8	1	5	52
1st Quarter	15	66	22	10	16	23	7	12	171
April	5	26	9	4	8	10	4	4	70
May	5	26	10	3	8	9	0	2	63
June	7	30	6	3	3	4	10	4	67
2nd Quarter	17	82	25	10	19	23	14	10	200
July	9	20	5	3	6	6	4	6	59
August	6	23	6	4	2	12	4	5	62
September	7	19	11	7	9	12	3	5	73
3rd Quarter	22	62	22	14	17	30	11	16	194
October	11	34	12	8	4	8	3	8	88
November	6	13	11	4	5	10	3	0	52
December	4	19	9	2	2	9	6	0	51
4th Quarter	21	66	32	14	11	27	12	8	191
Total, 1950	75	276	101	48	63	103	44	46	756
1951									
January	3	17	7	1	2	5	5	2	42
February	1	16	7	2	2	5	1	2	36
March	0	14	11	2	9	4	6	3	49
1st Quarter	4	47	25	5	13	14	12	7	127

TABLE 55.— STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY AND IN ALL INDUSTRIES,
CANADA, 1945 — APRIL, 1951.

Period	The Building Industry					All Industries				
	Number of Strikes	Number of Estab- lishments	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Estab- lishments	Number of Workers	Time Lost in Working Days		
1945.....	5	12	325	2,848	197	418	96,068	1,457,420		
1946.....	12	76	892	6,535	228	1,299	139,474	4,516,393		
1947.....	32	391	6,057	44,262	236	1,173	104,120	2,397,340		
1948.....	18	257	3,322	39,546	154	674	42,820	885,793		
1949.....	13	211	3,602	41,120	137	542	51,437	1,063,667		
1950 ⁽¹⁾										
January.....	1	37	375	7,000	9	76	2,456	39,488		
February.....	1	37	375	6,000	15	96	3,764	26,300		
March.....	1	31	228	5,000	22	22	5,659	25,118		
April.....	1	31	228	3,000	20	45	2,585	14,640		
May.....	2	1	163	500	23	26	3,488	23,874		
June.....	2	10	144	425	27	43	2,781	30,152		
July.....	4	49	1,332	5,636	32	91	6,379	50,750		
August.....	2	1	257	770	19	28	129,787	1,053,000		
September.....	0	—	—	—	20	26	15,902	38,376		
October.....	0	—	—	—	20	25	12,557	29,973		
November.....	1	1	40	240	17	28	13,714	49,125		
December.....	2	4	69	115	13	21	2,562	8,438		
Total, 1950	15	193	3,114	28,476	161	345	192,153	1,389,039		
1951 ⁽¹⁾										
January.....	3	12	88	192	17	32	6,253	16,763		
February.....	3	22	180	920	18	49	4,508	18,878		
March.....	1	1	24	155	27	42	4,754	15,135		
April.....	0	—	—	—	19	27	2,647	9,673		

(1) Since some strikes overlap from one month into another, annual totals of the number of strikes, number of establishments, and of the number of workers involved, need not equal the sums of the respective monthly figures.

SECTION 7

BUILDING COSTS

TABLE 56.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1945—APRIL, 1951.
(1939 = 100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Index Residential Building Materials	Composite Index All Construction Materials ⁽¹⁾
1945	182.4	108.6	119.8	146.3	105.4	130.2	118.6	108.8	121.8	145.0	142.0
1946	192.7	108.5	124.5	148.4	104.8	140.4	123.5	114.2	120.8	151.0	150.4
1947	230.7	116.8	137.3	174.5	107.9	165.5	141.0	143.9	136.7	176.4	185.6
1948	291.5	130.1	147.2	188.3	117.4	193.6	163.4	165.8	155.1	212.6	218.2
1949	307.2	135.1	155.3	184.8	119.0	185.1	174.9	169.3	167.2	222.9	224.7
1950—											
January	305.6	136.7	161.6	180.1	115.5	187.2	174.9	171.3	166.2	222.2	224.5
February	305.8	137.1	161.6	178.4	115.5	191.6	174.9	171.3	164.4	222.3	227.2
March	304.9	137.1	161.6	178.4	115.5	194.5	174.2	171.3	164.4	221.9	228.7
April	304.3	137.6	161.6	178.4	115.5	203.2	174.6	171.3	167.1	222.1	229.9
May	310.4	137.7	161.6	173.0	115.5	223.5	174.7	174.9	168.5	225.5	233.8
June	325.6	137.4	161.6	173.0	115.5	235.2	174.8	184.2	170.6	232.9	243.6
July	338.4	140.2	161.6	173.5	116.2	260.2	174.9	184.2	172.9	239.7	250.3
August	341.8	140.2	169.3	182.3	116.2	269.0	174.9	184.2	173.1	242.0	253.4
September	353.3	140.3	180.2	183.6	120.7	280.6	183.1	190.4	181.1	250.4	264.7
October	362.8	143.4	180.2	183.6	120.7	283.2	184.2	187.3	183.0	253.7	261.8
November	367.5	143.4	180.2	186.4	120.7	213.7	184.2	186.0	183.3	255.3	260.0
December	369.7	144.7	180.2	187.3	120.7	225.6	185.1	186.0	183.8	257.1	262.8
Annual Average	332.5	139.7	168.4	179.8	117.4	226.0	177.9	180.2	173.2	237.1	245.1
1951—											
January	380.1	145.1	180.2	199.2	125.3	240.2	186.9	193.0	186.6	263.5	274.2
February	389.2	145.4	181.4	200.1	125.3	250.3	188.4	193.0	195.6	268.7	281.8
March	400.9	149.3	181.4	198.8	127.4	251.3	198.9	193.0	195.6	276.2	285.8
April	408.5	148.3	187.0	204.5	127.4	247.0	202.4	194.9	199.1	280.7	288.1

(1) Revised series (see p. 116).

TABLE 57.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA, ⁽¹⁾
1945 — APRIL, 1951.
(1939 = 100)

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Unskilled Construction Workers	All Construction Workers	All Industries (Including Holiday Pay Allowances)
1945	122.4	131.4	131.4	125.7	124.9	129.0	125.3	150.5	131.1	151.5
1946	134.0	144.4	143.1	136.1	137.0	141.9	141.8	160.0	143.9	156.5
1947	154.1	156.4	150.8	150.0	148.4	148.6	154.4	173.7	155.0	177.7
1948	172.4	172.1	172.4	178.1	171.3	171.7	169.6	197.4	176.3	200.3
1949	178.0	182.7	183.7	184.5	182.2	179.2	177.0	203.6	184.2	209.8
1950										
January	178.0	182.7	184.2	184.5	182.2	179.2	181.4	203.6	184.4	211.3
February	178.3	182.7	184.2	184.5	182.2	179.2	181.4	206.7	184.4	211.7
March	178.3	182.7	184.2	184.5	182.2	179.4	181.4	206.7	184.4	212.1
April ⁽²⁾	178.7	191.7	184.2	184.5	182.2	180.9	184.8	206.7	189.3	213.7
May ⁽²⁾	181.3	191.7	184.2	186.8	183.5	183.1	184.8	212.0	190.7	215.3
June ²⁾	181.3	191.7	184.7	189.0	184.9	183.1	184.8	212.0	190.7	216.8
July ⁽²⁾	181.3	191.7	184.7	190.0	184.9	184.5	186.2	212.0	191.9	218.5
August ⁽²⁾	181.3	193.1	195.4	193.7	186.3	187.3	187.5	215.6	192.9	219.1
September ⁽²⁾	182.0	193.8	196.6	194.2	187.5	189.3	191.2	215.6	194.0	221.1
October ⁽²⁾	182.8	194.2	197.3	194.2	187.5	189.3	191.2	216.0	194.3	224.5
November ⁽²⁾	183.8	195.4	197.6	194.2	187.5	189.3	191.2	216.0	194.9	225.3
December ⁽²⁾	183.8	195.4	197.6	194.2	187.5	189.3	191.2	216.0	194.9	226.2
Annual Average	180.9	190.6	189.6	189.5	184.9	184.5	186.4	211.6	190.6	217.1
1951										
January ⁽³⁾	183.8	195.4	198.0	194.2	187.9	189.3	191.2	216.0	195.3	227.3
February ⁽³⁾	183.8	195.4	198.0	194.2	187.9	189.3	191.2	216.0	195.3	228.3
March ⁽³⁾	184.8	196.7	198.3	194.2	188.3	189.8	191.2	216.0	195.3	230.7
April ⁽³⁾	185.7	198.2	198.3	194.2	193.7	190.4	191.2	216.0	201.3	233.1

(1) For source and details of compilation (see p. 117).

(2) Revised.

(3) Preliminary.

TABLE 58.— COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES AND INDEXES OF COST OF LIVING AND RENT, 1945 — APRIL, 1951.
(1939 = 100)

Period	Residential Building Materials and Wage Rates ⁽¹⁾	All Construction Materials and Wage Rates ⁽¹⁾	All Commodities ⁽²⁾	Cost of Living	Rent
1945	139.2	137.8	133.2	117.7	108.0
1946	148.0	148.2 ⁽²⁾	140.0	121.8	108.6
1947	168.3	174.3 ⁽²⁾	164.6	133.5	112.4
1948	195.2	202.4 ⁽²⁾	195.0	152.7	116.3
1949—January	207.0	208.7	203.4	157.2	117.2
February	207.2	208.7	201.6	157.1	117.2
March	206.8	209.5 ⁽²⁾	201.5	156.8	117.2
April	207.1	209.2	200.7	156.9	117.9
May	207.5	208.8 ⁽²⁾	199.5	157.0	117.9
June	207.4	208.4 ⁽²⁾	199.2	158.1	117.9
July	207.8	208.4 ⁽²⁾	198.6	159.7	118.9
August	206.9	206.9 ⁽²⁾	197.5	160.4	118.9
September	207.4	207.1 ⁽²⁾	197.1	159.9	119.4
October	207.9	208.2 ⁽²⁾	199.5	159.8	119.4
November	207.5	208.3	200.1	159.3	119.4
December	207.5	208.6 ⁽²⁾	199.6	159.0	120.4
Annual Average	207.3	208.4 ⁽²⁾	199.9	158.4	118.5
1950—January	208.2	209.5	200.6	158.6	120.4
February	208.2	211.1 ⁽²⁾	201.6	159.2	120.4
March	208.0	212.0 ⁽²⁾	203.1	161.3	127.8
April	210.3 ⁽³⁾	214.8 ⁽³⁾	204.1	161.6	127.8
May	212.8 ⁽³⁾	217.7 ⁽³⁾	206.4	161.6	127.8
June	217.1 ⁽³⁾	223.4 ⁽³⁾	210.9	163.0	127.8
July	221.6 ⁽³⁾	227.9 ⁽³⁾	213.7	165.0	130.0
August	223.4 ⁽³⁾	230.0 ⁽³⁾	217.4	166.0	130.0
September	228.8 ⁽³⁾	237.1 ⁽³⁾	224.4	167.3	130.5
October	230.8 ⁽³⁾	235.5 ⁽³⁾	221.8	168.2	130.5
November	232.0 ⁽³⁾	234.7 ⁽³⁾	224.2	168.2	131.4
December	233.0 ⁽³⁾	236.4 ⁽³⁾	227.0	168.6	131.4
Annual Average	219.5 ⁽³⁾	224.2 ⁽³⁾	212.9	164.1	128.0
1951—January	236.8 ⁽³⁾	243.1 ⁽³⁾	234.2	170.0	131.4
February	239.8	247.5	240.4	172.6	131.4
March	244.5	250.1	243.7	177.0	132.6
April	247.8	252.1	244.2	179.1	132.6

(1) For weighting and method of compilation (see p. 118). Data for the period October, 1950 — April, 1951, are preliminary.

(2) Revised series (see p. 118.).

(3) Revised.

TABLE 59.— PERCENTAGE DISTRIBUTION OF NEW COMPLETED DWELLINGS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946 — APRIL, 1951.

Period of Completion	Number of Months under Construction ⁽¹⁾					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	—	—	—	—	—	11.0
1947	—	—	—	—	—	8.0
1948	20	32	27	12	9	6.5
1949						
January	12	39	36	4	9	7.0
February	10	35	38	10	7	7.3
March	3	31	49	11	6	7.9
April	6	28	41	19	6	7.9
May	8	25	41	20	20	8.0
June	20	16	42	15	7	7.4
July	29	16	29	16	10	7.3
August	31	27	15	14	13	6.9
September	30	43	8	10	9	5.9
October	21	53	10	8	8	6.1
November	25	46	14	4	11	6.3
December	17	45	27	3	8	6.5
Annual Average	18	34	29	11	8	7.0
1950						
January	15	41	31	3	10	6.8
February	8	47	27	8	10	7.2
March	6	41	40	9	4	7.0
April	5	36	40	15	4	7.6
May	8	27	39	15	11	8.5
June	17	24	35	15	9	7.9
July	32	17	21	18	12	7.1
August	34	26	14	14	12	6.6
September	26	40	13	14	7	6.4
October	20	50	11	8	11	6.4
November	21	49	13	4	13	6.6
December	17	42	23	3	15	7.8
Annual Average	17	37	26	10	10	7.2
1951						
January	13	38	39	1	9	7.1
February	4	36	44	3	13	8.0
March	3	39	39	8	11	8.1
April	7	34	44	10	5	7.6

(1) Not available for 1946 and 1947.

SECTION 8
BUILDING INDUSTRY

TABLE 60.—FINANCIAL STATISTICS, SIXTEEN CONSTRUCTION COMPANIES,
CANADA, 1945 — 1949.
\$000

ITEM	1945	1946	1947	1948	1949
I. PROFIT STATISTICS, SUMMARY STATEMENT.					
(1) Net operating profit before depreciation.....	1,348.5	1,697.0	2,292.6	4,105.1	6,130.8
(2) Investment and other non-operating income.....	121.9	119.6	69.3	101.7	832.0
(3) Less depreciation.....	391.5	516.4	705.1	784.9	1,268.0
(4) Less bond interest.....	63.6	47.6	58.2	51.0	45.0
(5) Less income and excess profits tax	377.2	601.7	809.6	1,200.3	1,964.5
(6) Net income to stockholders.....	638.1	650.9	789.0	2,170.9	3,685.2
(7) Less cash dividends.....	192.0	271.0	579.9	148.7	1,160.7
(8) Undistributed income.....	446.1	379.9	209.1	2,022.2	2,524.5
II. SOURCE AND USE OF FUNDS.					
(1) Net source of funds:					
(a) Undistributed income.....	446.1	379.9	209.1	2,022.2	2,524.5
(b) Depreciation.....	391.5	516.4	705.1	784.9	1,260.0
(c) Issue of common stock.....	125.0	—	—	—	74.9
(d) Increase in funded debt.....	—	525.0	—	2.1	—
Total.....	962.6	1,421.2	914.2	2,809.2	3,867.4
(2) Net use of funds:					
(a) Investment in plant, property, and equipment.....	689.5	1,486.3	1,001.9	966.3	439.3
(b) Investment in inventories ⁽¹⁾	777.5	499.3	850.5	911.9	-1,164.7
(c) Other investment.....	880.5	-244.8	-483.6	-788.4	-446.0
(d) Redemption of funded debt.....	303.0	—	225.0	—	315.8
(e) Redemption of preferred stock...	100.0	—	—	—	—
(f) Increase in miscellaneous assets, net.....	—	-588.5	—	738.9	661.3
(g) Increase in working capital ⁽²⁾	-1,787.9	269.1	-679.6	980.5	4,061.7
Total.....	962.6	1,421.3	914.2	2,809.2	3,867.4
III. YEAR END BALANCE SHEET.					
(1) Assets:					
(a) Net working capital ⁽²⁾	920.4	1,172.0	304.3	1,284.8	5,346.5
(b) Inventories ⁽¹⁾	1,437.1	1,936.4	2,786.9	3,698.8	2,534.1
(c) Plant, property, and equipment, net.....	2,579.9	3,567.3	4,044.2	4,368.4	4,633.2
(d) Investments.....	5,472.3	5,237.8	4,773.6	3,985.7	3,539.7
Total.....	10,409.7	11,913.5	11,909.0	13,337.7	16,053.5
(2) Liabilities:					
(a) Funded debt.....	1,500.0	2,025.0	1,800.0	1,802.1	1,486.3
(b) Preferred stock outstanding.....	36.0	36.0	36.0	36.0	36.0
(c) Common stock outstanding.....	2,839.0	2,839.0	2,839.1	2,839.1	2,914.0
(d) Surplus.....	4,656.6	5,064.1	5,223.2	7,176.1	9,556.7
(e) Miscellaneous liabilities, net.....	1,378.1	1,949.4	2,010.7	1,484.4	2,060.5
Total.....	10,409.7	11,913.5	11,909.0	13,337.7	16,053.5

(1) Including work in progress.

(2) Excluding inventories.

TABLE 61.— BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945 — MARCH, 1951.

Period	Construction Industry				Building Material Industries				All Industries		
	Number of Bankruptcies (1)	Assets \$000	Liabilities \$000	Number of Bankruptcies (1)	Assets \$000	Liabilities \$000	Number of Bankruptcies (1)	Assets \$000	Liabilities \$000	Assets \$000	Liabilities \$000
1945	56	248	645	12	105	290	264	1,650	3,792		
1946	35	358	580	3	41	56	269	3,411	5,984		
1947	53	581	1,102	29	878	1,107	509	6,994	11,107		
1948	73	679	1,375	25	1,286	1,309	799	12,849	18,151		
1949	68	1,158	1,775	55	2,550	3,281	1,045	18,616	27,058		
1950 ⁽²⁾											
1st Quarter	41	591	970	14	218	480	372	5,410	8,292		
2nd Quarter	37	405	778	11	179	400	328	5,587	8,272		
3rd Quarter	25	175	288	7	151	224	254	5,054	8,422		
4th Quarter	45	430	843	8	180	224	338	5,095	7,669		
Total, 1950	148	1,601	2,879	40	728	1,328	1,292	21,146	32,655		
1951 ⁽³⁾											
1st Quarter	33	384	602	6	125	210	243	3,131	4,503		

(1) See p. 118).

(2) Revised.

(3) Preliminary.

TABLE 62.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,
CANADA, 1945 — APRIL, 1951.
(1939 = 100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1945.....	118.0	102.7
1946	152.2	119.1
1947.....	139.9	108.9
1948.....	138.1	117.5
1949—January.....	145.5	119.8
February.....	142.1	112.1
March.....	139.8	110.1
April.....	142.0	109.4
May.....	138.6	108.3
June.....	133.7	101.4
July.....	139.4	106.8
August.....	142.4	111.1
September.....	145.5	112.1
October.....	154.0	118.3
November.....	161.3	123.8
December.....	166.0	123.3
Annual Average.....	145.8	113.1
1950—January.....	172.0	124.2
February.....	172.6	123.1
March.....	171.8	123.4
April.....	177.8	132.1
May.....	180.1	136.2
June.....	183.5	138.3
July.....	171.0	131.0
August.....	189.9	145.8
September.....	199.4	152.7
October.....	216.2	157.6
November.....	215.0	156.5
December.....	219.3	158.3
Annual Average.....	189.1	139.9
1951—January.....	249.0	169.7
February.....	264.2	184.2
March.....	256.0	180.9
April.....	265.4	185.4

PART III

SOURCES AND EXPLANATORY NOTES

SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S." and "C.M.H.C." respectively.

PART I

CHARTS

FIGURE 1.—NET FAMILY FORMATION AND DWELLINGS COMPLETED, 1939-1950.

Chart based on data shown in Tables 1 and 6 and on data shown in *Residential Real Estate in Canada*, O.J. Firestone, 1951, pp. 267 and 288.

FIGURE 2.—PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA, QUARTERLY, 1947-MARCH, 1951.

Chart based on data shown in Table 36.

FIGURE 3.—INDEXES OF RESIDENTIAL BUILDING MATERIAL PRICES, WAGE RATES OF CONSTRUCTION WORKERS AND COMBINED INDEX OF MATERIAL PRICES AND WAGE RATES, CANADA, JANUARY, 1948-MARCH, 1951.

Chart based on data shown in Tables 56-58.

PART II

TABULAR MATERIAL

TABLE 1.—NET FAMILY FORMATION, CANADA, 1945-MARCH, 1951.

Net family formation is the total number of new families formed minus the number of existing families dissolved. The number of families formed is taken as the sum of marriages and married female immigrants. Dissolutions represent the sum of deaths to married persons, emigration of married females and divorces. The term family is used in the sense of the "natural" family, that is, a combination of two or more persons living together with a husband-wife relationship or parent-child relationship.

Data on marriages for the period 1945-March, 1951, deaths to married persons for the period 1945-1949 and data on divorces for the period 1945-1950 obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S. Quarterly data on deaths to married persons during 1949 and annual and quarterly data for 1950 and first quarter, 1951, estimated by the Economic Research Department, C.M.H.C., on the basis of total deaths during the corresponding periods. Quarterly data on divorces during 1949 and 1950 have been averaged from annual totals and will be revised when actual data become available. The figure for the first quarter 1951, is estimated on the basis of trend for the period 1945-1950.

TABLE 2.—NUMBER OF BIRTHS, DEATHS AND MARRIAGES AND TOTAL POPULATION, CANADA, 1945-MARCH, 1951.

Population data for the period 1945-1948 obtained from *Population of Canada by Province 1921-1950, estimated as of June 1, for Intercensal Years*, D.B.S. Data for births, deaths, marriages and population data for the period 1949-March, 1951, obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S. Data on births, deaths and marriages for the third and fourth quarters, 1950, estimated by the Economic Research Department, C.M.H.C. on the basis of data provided by the Division of Social Welfare, D.B.S.

TABLE 3.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1945-MARCH, 1951.

Data compiled by courtesy of D.B.S. from data supplied by the Immigration Branch, Department of Citizenship and Immigration.

TABLE 4.—NUMBER OF EMIGRANTS FROM CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1945-MARCH, 1951.

Figures are estimated by the Economic Research Department, C.M.H.C., on the basis of data supplied by D.B.S., and the Foreign Exchange Control Board. All data are provisional and subject to adjustment following the 1951 Census.

Estimates of total emigration are based on the number of Canadian immigrants entering the United States as supplied by the Immigration and Naturalization Service of the United States Department of Justice for the period 1945 to December, 1949. Data were also available on the number of Canadian immigrants entering the United Kingdom during the period, 1945 to September, 1950, as obtained from periodic issues of the British *Board of Trade Journal*. An allowance was made for emigration to other countries. Estimates for 1950, are based on the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident, with the intention of leaving the country permanently. An allowance was made for emigrants leaving Canada without making application to the Foreign Exchange Control Board.

Estimates for emigration of married females and children under eighteen years of age are based on data supplied by the Foreign Exchange Control Board as indicated above.

TABLE 5.—NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA, BY COUNTRY, 1945-MARCH, 1951.

Data compiled by the Economic Research Department, C.M.H.C. Sources are the same as for Tables 3 and 4.

TABLE 6.—NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1945-MAY, 1951.

Sources of data shown in Table 6 are as follows:

1945 *Housing Statistics*, 1946, D.B.S.

1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S. Data for units under construction at the end of 1946 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.

1947 Data for completions obtained from *Supplement to Housing Statistics*, 1947, D.B.S. Data for units under construction at the end of 1947 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S. Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.

1950-May, 1951 Data obtained from monthly issues *New Residential Construction*, D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics*, 1946, D.B.S.

Estimates for 1948, 1949 and 1950-May, 1951 are based on the results of a nationwide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of May, 1951 does not equal the number shown as under construction at the end of 1950 plus starts less completions during the first 5 months of 1951. The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 7.—NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS, CANADA, 1947-MAY, 1951.

The data on dwellings started in metropolitan areas and in other cities and towns with population of 5,000 and over are obtained by direct count by C.M.H.C. Dwellings started in other areas are estimates prepared by D.B.S. based on sample surveys. Sources of data are:

1947 Data compiled by the Program Section, Construction Division, C.M.H.C., from figures supplied by the Public Finance Statistics Division, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.

1950-May, 1951 Data obtained from monthly issues, *New Residential Construction*, D.B.S.

TABLE 8.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS, CANADA, 1947-MAY, 1951.

Sources are the same as for Table 7.

TABLE 9.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY TYPE OF UNIT, CANADA, 1947-MAY, 1951.

1947 Data obtained from *Supplement to Housing Statistics, 1947, Dwelling units—Types of Buildings and Types of Construction for Individual Municipalities and Other Areas*, D.B.S.

1948-May, 1951 Sources are the same as for Table 7.

TABLE 10.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE, RESIDENTIAL AND OTHER, CANADA, 1945-MARCH, 1951.

Data for total construction obtained from Economics Division, Department of Trade and Commerce. Housing data estimated by the Economic Research Department, C.M.H.C. The quarterly distribution for housing for 1948-March, 1951 estimated on the basis of quarterly data on starts, completions, the number of dwellings under construction and the trend of material prices and wage rates.

TABLE 11.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945-MARCH, 1951.

Data for 1945-February, 1947, obtained from annual and monthly issues of *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948-March, 1951, provided by courtesy the Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S.

The number of new dwelling units includes conversions. The 204 municipalities reporting to D.B.S. represented some 5,257,000 persons or 46 per cent of the total population of Canada as at the date of the 1941 census.

Data for May-November 1948, January-April 1949, and November-December 1950, based on returns from 203 municipalities, December 1948, 202 municipalities.

TABLE 12.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945-MARCH, 1951.

Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. Maclean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing

throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1946 construction costs for the units are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are overhead and profits. This conversion factor was adjusted according to variations in the composite index of wholesale prices of residential building materials and wage rates in the construction industry as contained in Table 58.

TABLE 13.—NUMBER OF NEW PERMANENT DWELLINGS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947-MARCH, 1951.

Data compiled by Economic Research Department, C.M.H.C. Publicly-initiated housing comprises starts under the Veterans' Rental Housing Program of C.M.H.C. and the Armed Service Married Quarters' Program of the Department of National Defence. Privately-initiated housing with Federal Government financial assistance in the form of loans covers starts under the National Housing Act, 1944, The Farm Loan Act, 1927, and the Veterans' Land Act, 1942. Privately-initiated housing with Federal Government financial assistance in the form of guarantees comprises starts under the Farm Improvement Loans Act, 1944, and the rental insurance plan, except those rental insurance units approved for National Housing Act loans.

National Housing Act starts for 1947 and 1948 were distributed by quarter according to the pattern established by the number of housing units approved for loans. Starts under the rental insurance plan, the Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944, were considered to be equal to the number of units approved under these provisions.

As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of The National Housing Act, 1944, financial assistance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

Data on "publicly-assisted housing starts" for 1950 as shown in this table differ from those shown in *Mortgage Lending in Canada, 1950*, C.M.H.C., Table 38, under the title "Dwellings Started and Completed by Principal Source of Financing and Province, Canada". The latter table includes starts of dwellings constructed for government employees but excludes dwellings started, on which double depreciation benefits have been extended. This table on the other hand, excludes starts on dwellings built for Government employees and includes dwellings built under the double depreciation assistance. An additional difference between data in the two tables is due to the fact that only permanent dwellings are covered in this table whereas starts on temporary dwellings are included in Table 38, *Mortgage Lending in Canada, 1950*.

TABLE 14.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF DWELLINGS FINANCED, CANADA, FEBRUARY, 1945-APRIL, 1951.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 15.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, CANADA, FIRST QUARTERS, 1950 AND 1951.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 16.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF DWELLING, CANADA, FIRST THREE MONTHS, 1950 AND 1951.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 17.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946-MARCH, 1951.

Data compiled by the Mortgage Department, C.M.H.C.

TABLE 18.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941-MARCH, 1951.

Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947-March, 1951 compiled by the Accounting Division, C.M.H.C. For the years 1947 and 1948, data on the number of housing units started, completed and under construction compiled by the Program Section, Construction Division, and for 1949-March, 1951 by the Statistics Department, C.M.H.C.

TABLE 19.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945-APRIL, 1951.

Data to the end of 1948 compiled by the Program Section, Construction Division, and for 1949-April, 1951 by the Statistics Department, C.M.H.C.

TABLE 20.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, DWELLINGS UNDER CONTRACT BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, MARCH, 1948-1951.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 21.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY THE DEPARTMENT OF NATIONAL DEFENCE, PERMANENT AND TEMPORARY HOUSING, NUMBER OF DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1947-MARCH, 1951.

Data obtained by courtesy the Joint Services Accommodation Committee, Department of National Defence. Figures compiled by the construction branches of the Department of National Defence.

No land costs are shown because the units were constructed on crown-owned property.

The designation "temporary units" refers to conversions but excludes emergency conversions.

TABLE 22.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY, 1949-MARCH, 1951.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 23.—CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943-MARCH, 1951.

Data compiled by the Economic Research Department, C.M.H.C. from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs. Data on expenditures for 1950-March, 1951 are not comparable with data for previous years as excess costs borne by the veterans and certain improvements included in previous years are not available for 1950-March, 1951.

TABLE 24.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, 1929-MARCH, 1951.

Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 25.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945-MARCH, 1951.

Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 26.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT, BY TYPE OF UNIT, CANADA, 1947-MARCH, 1951.

Data compiled by Statistics Department from data supplied by the Property Management Section, Real Estate Division, C.M.H.C.

TABLE 27.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NET NUMBER OF PROJECTS, DWELLINGS, AND TOTAL ESTIMATED COST APPROVED WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948-MARCH, 1951.

Data compiled by the Statistics Department, C.M.H.C. on a *net* basis. As a result allowances for cancellations, adjustments and reinstatements have been made in the month they were reported and negative figures may appear in a particular month, during which there were more cancellations reported than approvals made.

Whereas the data under the heading "Loans under N.H.A." comprise all Rental Insurance projects with N.H.A. loans approved at time of compilation, the data under the classification "with conventional loans" are residual and in addition to Rental Insurance projects without N.H.A. Loans, may include cases where an N.H.A. loan may be approved in a subsequent quarter. The distribution between N.H.A. loans and conventional loans are preliminary for the last quarter shown and are subject to revision in the Third Quarter, 1951 issue of *Housing in Canada*.

TABLE 28.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR GROSS PROJECTS APPROVED, CANADA, JULY, 1948-MARCH, 1951.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 29.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, NUMBER OF PROJECTS AND UNITS AND TOTAL ESTIMATED COST, CANADA, JUNE, 1947-APRIL, 1951.

Data compiled by Statistics Department, C.M.H.C. In June, 1948, one project comprised 18 housing units, 8 stores and 1 garage. In this month estimated costs are based on dwellings, stores and garages.

TABLE 30.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL PROJECTS, AVERAGE ESTIMATED COSTS PER UNIT, FLOOR AREA, NUMBER OF ROOMS AND MONTHLY RENT PER UNIT, AND ESTIMATED CONSTRUCTION COSTS PER SQUARE FOOT, CANADA, JUNE, 1947-APRIL, 1951.

Data compiled by Statistics Department, C.M.H.C. In June, 1948, one project comprised 18 housing units, 8 stores and 1 garage. In this month average estimated costs are based on dwellings, stores and garages. Construction cost per square foot is based on one project only, as costs of housing units are not shown separately from costs of stores and garage for the other project.

TABLE 31.—OPERATIONS UNDER THE QUEBEC HOUSING ACT, NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED AND PROVINCIAL COMMITMENTS, JANUARY, 1948-MARCH, 1951.

Data obtained by courtesy of the Quebec Farm Credit Bureau.

TABLE 32.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947-MARCH, 1951.

Data compiled by the Economic Research Department, C.M.H.C. from monthly reports submitted by 114 lending institutions comprising 40 life insurance companies, 36 trust companies, 21 loan companies, 8 fire insurance companies, and 9 fraternal societies. These companies advanced 96 per cent of the total cash disbursements on mortgage loan account for Canadian real-estate made by all companies of these types in 1949.

TABLE 33.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, CANADA, 1947-MARCH, 1951.

Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 32.

TABLE 34.—NUMBER OF MORTGAGES REGISTERED AND DISCHARGED, GREATER TORONTO AREA AND PROVINCE OF ONTARIO, 1945-MARCH, 1951.

Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1945-March, 1951 were obtained from the Toronto Registry Office, York East and West Registry Office and Toronto and York Land Titles Office.

The number of mortgages discharged, Greater Toronto Area, 1945-March, 1951 were obtained from the Toronto Registry Office, York East and West Registry Office and estimates of discharges from Toronto and York Land Titles Office.

The number of mortgages registered and discharged in the Province of Ontario reflect mortgage activity as recorded in the 65 registry and the 16 land titles offices of the province. Data for the 65 registry offices and one land titles office are based on original records made available by courtesy of the Inspector of Legal Offices, Province of Ontario. Coverage of the remaining 15 land titles offices were obtained by means of a sample survey of the mortgage registrations and discharges during the month of September, 1950, recorded in 10 land titles offices. This information was used in conjunction with the data mentioned above to produce estimates for the province as a whole. For further details of the sample survey see *Mortgage Lending In Canada, 1950*, p. 100.

TABLE 35.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER, OTHER CONSTRUCTION MATERIALS AND TOTAL, AND INDEX OF DOMESTIC DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING LUMBER, CANADA, 1945-MARCH, 1951.

Data compiled by Economic Research Department, C.M.H.C. from information provided by courtesy of D.B.S.

The combined index of construction material production is based on the total value of output of the more important construction materials in terms of 1946 prices. It is designed to measure the overall trend in the physical output of construction materials. Because of the high degree to which producers of construction materials, with the exception of lumber, are responsive mainly to the requirements of the domestic market, the output index provides a rough indication of trends in domestic construction activity.

A closer indication of trends in domestic construction activity however, can be obtained from the index of domestic disappearance, designed to measure the rate at which the construction industry absorbs materials. To obtain this index, the production index was adjusted, where possible, by the addition of imports, the deduction of exports, and the replacement of the original production data with data on factory sales of materials to take account of producers' inventory changes. The series on domestic disappearance is subject to the limitation that it does not reflect changes in the level of dealers' inventories. This means that in respect to materials such as lumber, where dealers' inventories represent a comparatively high proportion of yearly output or factory shipments, the series shown here cannot be relied on to give an accurate short term indication of the actual absorption of materials on the site. For this reason, lumber was excluded from the series on domestic disappearance shown in this tabulation.

The indexes are based on 23 materials, including lumber, for 1945, and on 41 materials for the period 1946-March, 1951. The lumber index in the production series is shown separately because of its heavy weight in relation to the other materials.

TABLE 36.—PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA, 1945-MARCH, 1951.

Sources of data for building materials listed in Table 36 are as follows:

Sawn Lumber:

1945—1948 Annual issues *The Lumber Industry in Canada*, D.B.S.

1949—March, 1951 Monthly issues *Production, Shipments and Stocks on Hand of Sawmills*, D.B.S.

Hardwood Flooring:

1946—March, 1951 By courtesy the Timber Controller, Department of Trade and Commerce. The unit measure, square feet, represents a surface measure, plus an allowance for waste and tongue irrespective of thickness.

Wood Fibre Building Board:

1945—1948 By courtesy the Forest Products Statistics Section, D.B.S.

1949—March, 1951 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

Building Brick: Data relate to face and common clay brick.

1945—March, 1951 Estimates prepared by Economic Research Department, C.M.H.C., based on actual production reported to D.B.S. by 55 producers accounting for approximately 97 per cent of brick shipments during 1945.

Data on production of brick, 1946—March, 1951 shown in *Canadian Statistical Review*, D.B.S. represent production of these firms only.

Flue Linings:

1946—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Vitrified Sewer Pipe:

1946—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Tile:

1945—March, 1951 Monthly issues of *Report on Clay Products Made from Canadian Clays*, D.B.S.

Cast-Iron Soil Pipe and Fittings:

1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1946—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Pressure Pipe and Fittings:

1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1946—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Steel Pipe and Fittings:

1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1946—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:

1945—March, 1951 By courtesy the Steel Controller, Department of Trade and Commerce. Structurals include T-bars, Z-bars, H-beams, I-beams, uprights, angles, etc., where any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1946 *The Hardware, Tools and Cutlery Industry in Canada, 1946*, D.B.S.

1947—March, 1951 Monthly issues *Nails, Tacks and Staples*, D.B.S.

Mineral Wool Batts:

- 1947 Annual issues *The Stone Industry in Canada*, D.B.S.
1948—March, 1951 Monthly issues *Mineral Wool*, D.B.S.

Granulated and Loose Mineral Wool:

- 1947 Annual issues *The Stone Industry in Canada*, D.B.S.
1948—March, 1951 Monthly issues *Mineral Wool*, D.B.S.

Cement:

- 1945—1948 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.
1949—March, 1951 Monthly issues *Cement*, D.B.S.

Concrete Blocks:

- 1945—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
1948—March, 1951 Estimates prepared by the Economic Research Department, C.M.H.C. based on monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S. which accounts for 82 per cent of total production.

Cement Pipe and Tile:

- 1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
1947—March, 1951 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

Single Pole Switches:

- 1946—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Duplex Receptacles:

- 1946—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Outlet Boxes:

- 1946—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Non-Metallic Sheathed Cable:

- 1946—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Gypsum Wallboard:

- 1945—1948 Annual issues *The Gypsum Industry in Canada*, D.B.S.
1948—March, 1951 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Lath:

- 1945—1947 Annual issues *The Gypsum Industry in Canada*, D.B.S.
1948—March, 1951 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Plaster:

- 1945—1948 Annual issues *The Gypsum Industry in Canada*, D.B.S.
1949—March, 1951 Estimates prepared by the Economic Research Department, C.M.H.C. Production data shown in monthly issues of *Production, Shipments and Stocks of Gypsum Products* include sundry plasters such as moulding plaster, etc. These were excluded in the figures shown in this table.

Builders' Hardware:

- 1945 *Iron and Steel and Their Products 1943-1945*, D.B.S.
1946—1947 Annual issues *The Hardware, Tools and Cutlery Industry in Canada*, D.B.S.
1948—March, 1951 Estimates prepared by Economic Research Department, C.M.H.C. based on factory sales reported to D.B.S. by firms accounting for about 58 per cent of total sales in 1948.

Bath Tubs:

- By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Sinks:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Wash Basins:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Warm Air Furnaces:

1945—1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Domestic Heating Boilers:

1945—1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Radiators:

1945—1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Hot Water Storage Tanks:

1945—1947 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.

1948—March, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Electric Hot Water Tank Heaters:

1945—1948 Annual issues *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.

1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—March, 1951 Estimates prepared by the Economic Research Department, C.M.H.C. based on returns made to D.B.S. from firms accounting for about 86 per cent of production in 1948.

Asphalt Shingles:

1945—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.

1948—March, 1951 Monthly issues *Asphalt Roofing Industry*, D.B.S.

Tar and Asphalt Felts:

1945 By courtesy the Forest Products Statistics Section, D.B.S.

1946—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.

1948—March, 1951 Monthly issues *Asphalt Roofing Industry*, D.B.S.

TABLE 37.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA 1949-MARCH, 1951.

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 38.—IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945-MARCH, 1951.

Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

The data on wallboard building board for the period 1945-1947 include insulating board. The data for the period 1948-March, 1951 exclude insulating board as the Emergency Exchange Conservation Act prohibits the importation of this type of building board.

TABLE 39.—EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945-MARCH, 1951.

Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S. include planks and boards only.

TABLE 40.—PRODUCTION OF PIG IRON AND STEEL INGOTS AND ESTIMATED DOMESTIC DISAPPEARANCE OF ROLLING MILL PRODUCTS, CANADA, 1945-MARCH, 1951.

Data on production of domestic pig iron and steel ingots and on exports of rolling mill products are obtained from annual issues of *The Primary Iron and Steel Industry in Canada*, D.B.S., and monthly issues of *Primary Iron and Steel*, D.B.S. Data on production of rolling mill products made from Canadian ingot are estimated by applying a conversion factor of .725 to steel ingot processed in Canada. The conversion factor of .725 allows for the estimated weight loss involved in turning iron and steel shapes out of the ingot form. Data on imported rolling mill products are derived by reducing the total of imported steel, including ingots, by the estimated production loss sustained in processing its ingot content.

Domestic disappearance of rolling mill products is the sum of domestic production and imports less exports.

The volume of rolling mill products being made available to Canadian consuming industries as indicated in "domestic disappearance" exceeds that of "net total domestic shipments" of primary iron and steel shapes from Canadian rolling mills as shown in Table 41. This difference is accounted for by the fact that a portion of imports of primary iron and steel shapes is shipped direct to consuming industries without being processed in Canadian mills. Another factor is that data on production of rolling mill products from Canadian ingot as shown in this table do not show actual production but represent output of iron and steel shapes that would be forthcoming from current ingot production.

TABLE 41.—SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES, CANADA, 1946-MARCH, 1951.

Data obtained from monthly issues of *Canadian Statistical Review*, D.B.S.

The classification "Merchant Trade Products" refers to items produced in integrated mills and covers wire and wire products. The "miscellaneous" category includes all steel used in the following: agricultural and other farm implements, machinery and tools, mining and lumbering industries, pressing, forming and stamping industries, public works and utilities, shipbuilding and steel specifically marked for National Defence purposes. During the year 1949 the amount of steel used for National Defence purposes amounted to .3 per cent of the total miscellaneous category. The classification "Producers' Interchange" represents the amount of steel shipped to producers' own plants or to other plants within the primary industry for further processing e.g. black sheet to galvanizing department; hot rolled bars to make railway track material. See also explanatory note to Table 40.

TABLE 42.—VOLUME OF SELECTED BUILDING MATERIALS UNLOADED AT RAILWAY STATIONS IN CANADA, 1945-MARCH, 1951.

1945—1948 Data obtained from annual issues of *Summary of Monthly Railway Traffic Reports*, D.B.S.

1949—March, 1951 Data obtained from issues of *Monthly Traffic Report of Railways of Canada*, D.B.S.

This series replaces the data on "Movement by Rail of Building Materials" appearing in previous issues of *Housing in Canada* which were based on freight loadings at stations in Canada. Whereas the present series covers only freight unloaded for domestic use, thereby including imports and excluding exports, the former series covered freight loaded at Canadian stations and thereby included exports and excluded imports. The present series more closely reflects the use of materials by the construction industry in Canada.

TABLE 43.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1946-MARCH, 1951.

Data compiled by the Economic Research Department, C.M.H.C. from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tile, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron

pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, gypsum products, asbestos building materials, sanitary ware, mineral wool, sand and gravel.

TABLE 44.—NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES, NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES, BY REASON FOR LAYOFF, CANADA, MARCH, 1948-APRIL, 1951.

Data obtained by courtesy the Economics and Research Branch, Department of Labour.

The figures are compiled on the basis of information submitted through day to day layoff reports and monthly summary reports made by local offices of the National Employment Service. Layoffs that are occasioned by normal seasonal factors are excluded from the compilation as far as possible. For the most part, reports are not received for layoffs involving less than ten workers or for those of less than two weeks' duration.

The layoffs cover manufacturing industries only, and are classified by their cause into three categories: lack of orders; lack of material; and other. The category "other" to a large extent represents non-economic factors such as flood and fire, but it includes some factors that are at least partly economic such as bankruptcies, strikes, and plant closures for repairs or retooling. The latter factors however do not directly reflect the immediate demand and supply conditions of the businesses concerned. The factors which have an immediate bearing on the supply side (lack of material) and on the demand side (lack of orders) of the businesses concerned are shown separately.

TABLE 45.—EMPLOYMENT BY OCCUPATION AND INDUSTRY, UNEMPLOYMENT AND THE LABOUR FORCE, BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL, AND TOTAL, CANADA, QUARTERLY, NOVEMBER, 1945-MARCH, 1951.

The data in this table are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labour Force Bulletin*, D.B.S.

The estimates in Table 45 are subject to sampling error. In general the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry, the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

The construction industry referred to in Table 45 includes engineering as well as building construction, whereas Table 47 covers the building industry only.

The *industry* classification used in Table 45 is that contained in the *Standard Industrial Classification Manual*, D.B.S. and has the establishment as a basis whereas the *Occupational* class shown is based on the *Standard Summary of Occupational Classes*, D.B.S. where the basis is the actual job performed. Force account employees of non-construction firms are classified by occupation as construction workers if they are employed in construction work but are classified by industry according to the industrial classification of the employing firm. Conversely, non-construction employees in construction firms are classified by industry as construction employees but by occupation according to the work performed e.g. clerical, managerial. The province of Manitoba was excluded from the June Labour Force Survey, 1950, because of flood conditions. To achieve comparability with preceding periods in this series, the Economic Research Department of C.M.H.C. made rough estimates of the probable Manitoba components and included them with the data provided in the *Labour Force Survey Bulletin* for June, 1950.

TABLE 46.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS BY NUMBER OF HOURS WORKED PER WEEK, CANADA, MARCH, 1949-MARCH, 1951.

Data based on a distribution of employed male construction workers by number of hours worked per week, provided by courtesy the Special Surveys Division, D.B.S. The average number of hours worked per week is shown to indicate overall seasonal variations

and longer term trends. It is calculated from a frequency distribution, somewhat more detailed than that shown in the Table, on the assumption that the mid-point of each class interval is representative of the group falling therein. The averages shown are subject to sampling error and should be interpreted with caution. The total number of hours worked per week represents the product of the average number of hours worked per week and the number of male workers employed in the construction industry.

TABLE 47.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, 1945-MARCH, 1951.

Data represent a new series compiled by the Employment Section of the Labour and Prices Division, D.B.S. from reports made by employers with 15 or more employees and published in *Employment, Payrolls and Average Weekly Earnings 1947-1950*, D.B.S. and monthly issues of *Employment and Payrolls* D.B.S. For differences between these series and those published in previous issues of *Housing in Canada* see *Employment, Payrolls and Average Weekly Earnings 1947-1950*, D.B.S. pp. 3-7.

TABLE 48.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945-MARCH, 1951.

Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 47.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 49.—LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND TOTAL LABOUR INCOME, CANADA, 1945-MARCH, 1951.

Data are obtained from monthly issues of *Estimates of Labour Income*, D.B.S. The estimates are based on 1945 and 1946 figures projected according to a monthly index of payrolls as obtained from returns from firms with 15 or more employees. The base figures for 1945 and 1946 are from *National Accounts, Income and Expenditure, 1941-1948 and Supplementary Tables*, D.B.S.

A series on total construction outlay is shown in Table 10 and a comparison of the two series shows trends that are similar but not identical. There are two reasons for some variation in trend. First, the labour component of construction expenditure does not vary exactly as the other components because of changes in labour output per man hour and different rates of change in wage rates and construction material prices or management and overhead expenses. Second, in the case of labour income estimates a different coverage of the construction industry is made than for estimates of total construction expenditure. Whereas Table 10 is intended to cover all construction expenditures, the estimates in Table 49 do not include: 1) expenditures by unincorporated own account contractors and builders, 2) construction outlay by railway and telephone companies, 3) repair and maintenance construction outlay on force account by non-construction companies, 4) construction outlay by Federal, provincial or municipal governments.

TABLE 50.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, DECEMBER, 1944-MARCH, 1951.

Compiled by the Unemployment Insurance Section, Labour and Prices Division, D.B.S., based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 51.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945-MARCH, 1951.

Data compiled by the Unemployment Insurance Statistics Section, D.B.S.

A person who has made at least 180 contributions into the Unemployment Insurance Fund, during the two year period immediately preceding a claim for benefits and has made 60 contributions in the year preceding the claim or 45 contributions in the 6 month preceding the claim establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment insurance benefits and establishing benefit years may be used as an index of unemployment supplementary to data shown in Tables 45 and 50.

The chief limitations of the data in Table 51 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; to the end of 1947 these comprise employees on salary who earn less than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act. From January 1, 1948, to June 30, 1950, salaried personnel earning less than \$3,120 have come under the Act and since July 1, 1950, the ceiling on insurability for salaried employees is raised from \$3,120 to \$4,800 a year. There are therefore, a number of construction workers not covered in this tabulation. (2) not all unemployed workers have made 180 days' contribution prior to their period of unemployment. (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time. (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

TABLE 52.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, CANADA, 1947-MARCH, 1951.

Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 53.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1945-MARCH, 1951.

Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of D.B.S. and the Immigration Branch, Department of Citizenship and Immigration.

TABLE 54.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA, 1948-MARCH, 1951.

This series shows the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident with the intention of leaving the country permanently. The data cover skilled construction workers only, with no separate information available on semi-skilled and unskilled construction workers who are lumped with "general labour". The monthly figures are by "date of application" and there is usually a time lag of a month or two between this date and the actual date of departure of the emigrant. This series is currently in the process of being checked and developed further. As revised data become available, they will replace the preliminary series shown here. The data are supplied by courtesy of D.B.S. and the Foreign Exchange Control Board, the compilations being prepared by D.B.S. on the basis of information supplied by the Foreign Exchange Control Board.

TABLE 55.—STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY, AND IN ALL INDUSTRIES, CANADA, 1945-APRIL, 1951.

Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 56.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1945-APRIL, 1951.

Revised composite index of wholesale prices of all construction materials obtained from *Wholesale Price Indexes 1913-1950* D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S. These indexes replace the series formerly published in previous issues of *Housing in Canada* on wholesale prices of construction materials in general. For differ-

ences between this index and that published in previous issues of *Housing in Canada* see *Wholesale Price Indexes 1913-1950*, D.B.S. p. 4.

Indexes of wholesale prices of residential building materials obtained from *Prices and Price Index Numbers of Residential Building Materials*, March, 1948, D.B.S. and from *Prices and Price Indexes*, April, 1951, D.B.S. Indexes are converted from a 1935-1939 to a 1939 base. The composite index in this series is weighted according to the value of each listed group of materials entering into residential construction as estimated in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The trend of residential building material prices does not vary to a significant extent from the trend for construction materials in general over the period 1926-April, 1951. At April, 1951, the index for residential materials stood at 281 on the 1939 base, or 17 points lower than the index for construction materials which was at 288 in April, 1951.

The purpose of these group indexes is to reflect the *average* movement of prices of building materials having a characteristic use. In interpreting these indexes certain qualifications should be observed before drawing general conclusions from them. First, the price of each building material in a group rises or falls either independently of the other or possibly in an inter-related fashion depending on the extent of their homogeneity. Changes in prices of each material may also occur at varying rates from another. Consequently a group index provides no information with respect to price changes experienced by a specific building material within a group. Attention is drawn to *Price Index Numbers of Residential Building Materials 1926 to 1948*, Labour and Prices Division, D.B.S., March, 1949, which sets out in detail the building materials comprising each group. Secondly, though the indexes are designed, by applying appropriate weighting technique, to express *national averages* of price changes, they may be modified by regional cost differentials. This problem of regional differentials in housing construction costs is treated at length in Chapters 1 and 2, *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946.

TABLE 57.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA, 1945-APRIL, 1951.

Data obtained from the Department of Labour.

Indexes for the individual trades other than sheet metal workers, obtained by courtesy of the Economics and Research Branch for the years 1945-1949 and for the months of March and September, 1950. Monthly interpolations on these indexes for the year 1950 and the first quarter of 1951 were made on the basis of wage rate schedules for 15 cities supplied by courtesy of the Industrial Relations Branch. Each city in these calculations was weighted according to the number of housing unit completions in 1946. The weights used in calculating the index for all construction workers in these interpolations are based on the value of the on-site labour of each trade engaged in residential building as established in *The Labour Value of the Building Dollar*, Housing Administration, Department of Finance, Ottawa, 1943, p. 29. The indexes for 1945-1949 do not properly represent annual averages as they are based on surveys relating to pay periods which vary somewhat from year to year. The index for 1946 relates to December; for 1944-1945 October; 1947, July; and 1948 and 1949, September.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C., on the basis of rates for 15 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1949, and by courtesy of the Industrial Relations Branch for 1950-1951.

The index for all industries was estimated by the Economic Research Department, C.M.H.C., on the basis of the General Average Index as contained in annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1949 and as supplied courtesy of the Economics and Research Branch for March and September, 1950 and March, 1951. Monthly interpolations on this index for the year 1950 and first quarter 1951 were made on the basis of average hourly earnings in principal industries as

published in monthly issues of *Man Hours and Hourly Earnings*, D.B.S. weighted by relative employment weights in these industries as contained in monthly issues of *The Employment Situation*, D.B.S.

The indexes for both all construction workers and all industries, including holiday pay allowances, include a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 58.—COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES, AND INDEXES OF COST OF LIVING AND RENT, 1945-APRIL, 1951.

Composite index of residential building material wholesale prices and wage rates in the construction trades based on the composite material index shown in Table 56 and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 57. Composite index of all construction material wholesale prices and wage rates in the construction trades based on the composite material index obtained from *Wholesale Price Indexes 1913-1950*, D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S., and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 57. The weights are based on the proportions established in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, p. 36. The materials are weighted 58.3 in percentage terms, and the wage rates 41.7.

Revised index of wholesale prices of all commodities obtained from *Wholesale Price Indexes 1913-1950* D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S. For differences between this index and that published in previous issues of *Housing in Canada* see *Wholesale Price Indexes 1913-1950* D.B.S. p. 4.

Remaining data obtained from issues of *Prices and Price Indexes*, D.B.S., and converted to a 1939 base.

TABLE 59.—PERCENTAGE DISTRIBUTION OF NEW COMPLETED DWELLINGS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946-APRIL, 1951.

Data for 1946 and 1947 obtained from Annual Report, 1947, C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S. Data for 1950-April, 1951 obtained from monthly issues of *New Residential Construction*, D.B.S.

TABLE 60.—FINANCIAL STATISTICS, SIXTEEN CONSTRUCTION COMPANIES, CANADA, 1945-1949.

Data compiled by Economic Research Department, C.M.H.C., from income statements and balance sheets obtained by courtesy of the Companies Division, Department of the Secretary of State. As these companies represent only a small segment of the construction industry in Canada, only tentative conclusions can be drawn from the data.

TABLE 61.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES, AND IN ALL INDUSTRIES, CANADA, 1945-MARCH, 1951.

Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data on bankruptcies in all industries do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in Table 61 covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in Table 61.

The series on building material industries is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert

tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, mineral wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

The classification of bankruptcies in the construction industry, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 62.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES, CANADA, 1945-APRIL, 1951.

Data for period 1945-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947-1950 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

- (1) Building materials index based on 16 stocks.
- (2) All industrial index based on 74 stocks during 1945-1947, 76 during 1948 and 82 during 1949 and 1950-April, 1951.
- (3) Data converted from a 1935-1939 to a 1939 base.

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UNIVERSITY OF TORONTO

DEPT. OF POLITICAL ECONOMY

CENTRAL MORTGAGE AND HOUSING CORPORATION
ECONOMIC RESEARCH DEPARTMENT

BAROMETRICS FILE "H"

HOUSING IN CANADA

A FACTUAL SUMMARY

THIRD QUARTER, 1951

OTTAWA, CANADA

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FOREWORD

Housing in Canada is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. In each subsequent issue the established material has been kept up to date on a quarterly basis and new data added. The present issue covers the period 1945 to the third quarter, 1951, providing monthly or quarterly data for 1950 and the more recent period. Each issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself and is arranged in eight sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house building; (4) real estate lending; (5) building materials; (6) building labour; (7) building costs; (8) building industry. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Commencing with the April, 1950, issue of *Housing in Canada*, data on Newfoundland were shown separately in Section 9 of Part II. This separation was made partly in the interest of continuity of the tabular material for the rest of Canada and partly because of the immediate scarcity of statistical information for the Province of Newfoundland. Beginning with the second quarter issue all statistical series have been revised to include data that are available for the Province of Newfoundland since March 31, 1949, when Newfoundland became part of Canada.

Some of the material incorporated in this report is obtained from original sources with other data submitted by various Federal Government departments, including the Department of Finance, Department of Trade and Commerce, Department of Labour, Department of Veterans' Affairs, Department of Citizenship and Immigration, Department of National Defence, the Superintendent of Bankruptcy, the Foreign Exchange Control Board, the Dominion Bureau of Statistics and the Department of Defence Production. Data are also provided by the Quebec Government through its Farm Credit Bureau.

Housing in Canada concentrates on major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

*Economic Research Department
Central Mortgage and Housing Corporation*

Ottawa, September, 1951.

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PART I
FACTUAL SUMMARY

SECTION 1.—POPULATION TRENDS

(See Tables 1-5)

Net family formation, a measure of current additions to existing families was higher during the first six months of 1951 than in the comparable period of 1950, mainly as a result of increased immigration. New families formed in the first half of 1951, at 29,900, were 7,000 more than in the comparable period of 1950. New families added through immigration after allowing for emigration numbered 11,600 for the period, 7,200 more than in the first half of 1950.

Immigration and Emigration

Immigration of persons into Canada in the first six months of 1951, totalled 79,800, 8 per cent more than during the entire year of 1950. Emigration at 14,600 was about 300 more for the period than in the first half of 1950, leaving a net migration of 65,200 during the first half, 1951.

SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 6-13)

For the first time in the post-war period the *volume* of house-building activity showed an appreciable decline during the first eight months of 1951. Dwellings completed remained high at 50,800 units, 1 per cent below the level a year earlier owing to a large carry over from 1950, but starts of new dwellings were down 16 per cent to 52,000 units in the eight month period, 1951, from the corresponding period of 1950.

A changing pattern developed between the urban and rural sectors of the program in the first eight months of 1951. In the urban areas, a marked downward trend occurred in units started, reflecting in part steadily rising land and construction costs, some curtailment in new mortgage commitments by lending institutions, and higher down payment requirements under the National Housing Act, 1944. In urban areas, starts numbered 39,700, down 22 per cent from the first eight months in 1950. In rural areas, starts numbered 12,400, an increase of 10 per cent from the first eight months of 1950.

Residential and Other Types of New Construction

Although the slackening in house-building activity and the diversion of labour and material resources into defence and defence supporting industrial construction was more apparent in July and August, some indication of this shift is revealed by data on capital expenditures on new residential construction in the first half of 1951. In this period, new residential construction put in place, including major alterations and repairs amounted to \$421 million, representing 34 per cent of total new construction put in place, valued at \$1.2 billion. In the first six months of 1950, new residential construction, including major alterations and repairs, was valued at \$354 million representing 36 per cent of total new construction put in place.

Gross and Net Residential Capital Formation

Gross residential capital formation which represents the value of current additions to the housing stock through new construction and major improvements and alterations, together with the value of installed non-moveable equipment and service costs of landscaping, etc. was placed at \$429 million in the first half of

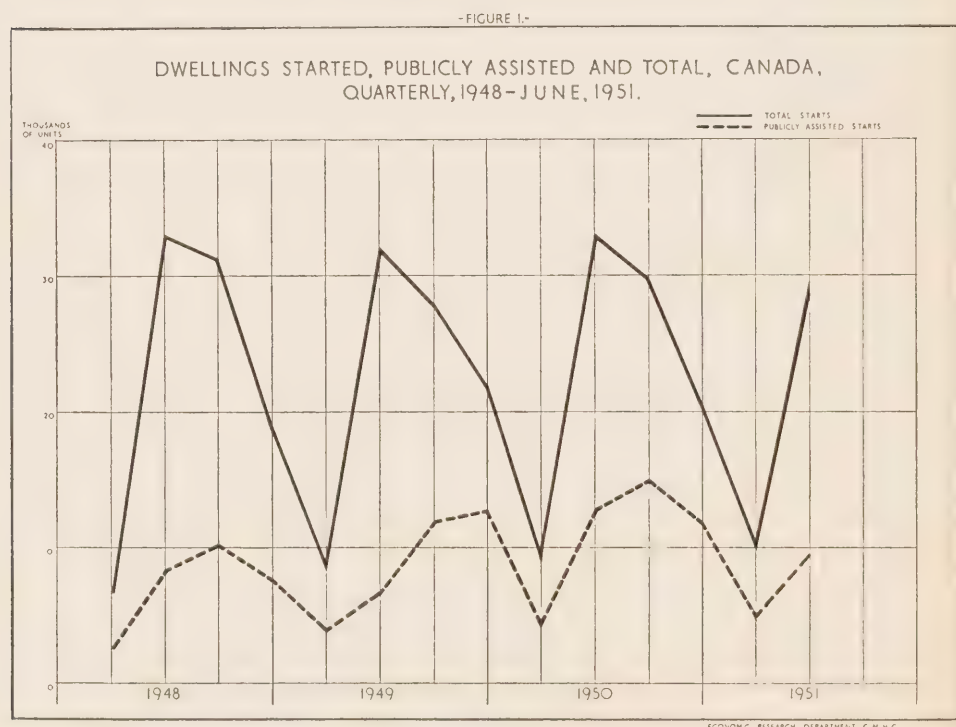
1951. This compares with \$361 million in the same period a year earlier. Most of the increase in value is associated with higher building costs between the two periods (see p. 21).

Residential capital consumption which represents a reduction in the value of existing housing stock through an allowance for wear, and tear and obsolescence (depreciation) together with the value of dwellings currently damaged and destroyed accidentally was put at \$194 million for the first half of 1951. In the corresponding period of 1950, the value of residential capital used up was \$167 million.

Net residential capital formation which is the difference between gross residential capital formation and residential capital consumption thus amounted to \$235 million in the first half of 1951 compared with \$194 million in the same period a year earlier.

SECTION 3.—PUBLICLY-ASSISTED HOUSE-BUILDING (See Tables 14-31)

Publicly-assisted housing construction declined in the first six months of 1951 from the same period in 1950, mainly as a result of a drop in loans approved under the National Housing Act, 1944. Dwelling units started with government financial assistance during the first half of 1951 numbered 13,400, down 11 per cent from the first half of 1950. Starts under the various publicly-initiated programs including veterans' rental, armed service married quarters and dominion-provincial projects totalled 1,100 units 40 per cent below the level in the first six months of 1950 (see Figure 1).



The National Housing Act, 1944

Lending operations under the National Housing Act, 1944, were at a reduced level during the first eight months of 1951, as the impact of higher down payments required under the Act after February 5, 1951, together with some tightening in the supply of institutional mortgage funds⁽¹⁾ induced postponements in house-building plans. While the number of dwellings approved for loans in the first quarter, 1951, at 7,900 were slightly up from the first quarter, 1950, a downward trend during the five successive months to the end of August resulted in approvals for 18,600 dwelling units, a drop of 43 per cent from the first eight months of 1950. The loans involved were valued at \$123 million compared with \$216 million in 1950.

Loans to individual home-owners under the National Housing Act, 1944 declined sharply in the first half, 1951. Dwellings approved for loans under this part of the Act numbered 3,213 during the period, a drop of 44 per cent from 5,775 dwellings approved in the first half, 1950. Loans to builders for sale numbered 9,361 dwellings in the first half, 1951, 25 per cent less than the number approved in the corresponding period of 1950.

Activity under the rental provisions of the Act declined 31 per cent to 3,163 units approved for loans, owing to a notable contraction in rental insurance loans. Dwellings approved under the rental insurance plan which provides for controlled rentals, numbered 1,052 in the first half, 1951, 63 per cent down from the same period a year earlier. In contrast, loans to individuals for construction of rental dwellings, showed a marked increase in the first half, 1951. Rental units approved for loans to individuals numbered 2,081, a rise of 24 per cent for the period.

Federal-Provincial Projects

Section 35 of the National Housing Act, 1944, provides that, following an agreement between a provincial government and the Government of Canada, Central Mortgage and Housing Corporation might undertake jointly with the province, projects for the assembly of land and its development, or for the construction of houses for sale or for rent.

On April 7, 1951, the Government of the Province of Nova Scotia passed the Housing and Rentals Act⁽²⁾ enabling the province to participate under Section 35 of the National Housing Act, 1944. On August 23, 1951, a joint agreement was entered into between the Government of Canada, the Government of the Province of Nova Scotia, Central Mortgage and Housing Corporation and the City of Halifax, for the construction of 200 apartment type dwelling units for rental to families of low income in Halifax.

Under the land assembly provisions of Section 35, an agreement was entered into at the end of July between the Province of British Columbia, the Federal Government and Central Mortgage and Housing Corporation for the servicing of 55 acres of land in Trail for residential use.

Veterans' Rental Projects Under Central Mortgage and Housing Corporation

By the end of June, 1951, 438 units in 4 projects under the Veterans' Rental Program were in the final stages of construction. The completion of these units will bring to an end the federal-municipal agreements which were initiated in 1941 to house war workers and continued in the post-war period to accommodate returning veterans. During the period 1941 to 1951, over 50,000 rental units have been completed under the agreements.

(1) See p. 15.

(2) Chapter 10, 15 George VI, *Statutes of the Province of Nova Scotia*.

Veterans' Land Act, 1944

Starts and completions of new dwellings under the Veterans' Land Act, at 635 and 1,025 units respectively declined slightly during the first half of 1951, from 776 and 1,236 units in the same period of 1950. Settlements on small holdings of the individual project type and on full-time farming projects accounted for the slight decrease.

Armed Service Permanent Married Quarters

During the first half of 1951 completions of servicemen's rental units by the construction division of Central Mortgage and Housing Corporation for the Department of National Defence were at about double the rate of the corresponding period of 1950. 1,300 units were completed in the first six months of 1951, as against 700 units in 1950. Starts during the 1951 period totalled 700 leaving 3,000 units under construction at the end of June, 1951, 200 less than at the end of June, 1950.

Defence Construction Limited

Housing operations by Defence Construction Limited, using the facilities of the Corporation, consisted of 400 dwelling units started during the first six months of 1951, these units being constructed in connection with defence projects. Contracts awarded for new units numbered 550 during the period.

Canadian Farm Loan Act, 1927

Loans valued at \$49,000 for the construction of 21 new farm homes were approved during the first six months of 1951 and 33 loans with a value of \$15,000 were approved for the alteration and improvement of existing farm homes.

In the first six months of 1950, loans with a value of \$46,000 for 24 new farm homes and 41 loans with a value of \$15,000 were approved for residential alterations and improvements.

Farm Improvement Loans Act, 1944

Guarantees under the Farm Improvement Loans Act, 1944, were made in connection with 320 loans for new farm homes and 539 loans for the improvement and alteration of existing farm residential property during the first half of 1951. The value of loans for the new units amounted to \$523,000 and for improvement and alterations \$531,000.

In the first six months of 1950, loans for new farm houses numbered 224 valued at \$351,000 and for improvements and alterations 366, valued at \$330,000.

Property Management Operations, Central Mortgage and Housing Corporation

The number of rental units under management of the Corporation decreased from 41,400 at the end of June, 1950, to 30,900 at the end of June, 1951, as the sales program of war workers' houses and veterans' houses together with the transfer of Home Conversion units to their owners, continued to exceed the number of new rental units coming under management.

The vacancy rate on these dwellings at the end of June, 1951, at .5 remained at a low level.

Rental Insurance Plan

Approvals under the Rental Insurance Plan during the first half of 1951, declined notably from the corresponding period of 1950. Loans were made

with respect to 14 projects involving 625 units, at an estimated cost of \$5.6 million in the 1951 period, as compared with 31 projects covering 2,500 units at an estimated cost of \$17.9 million in the 1950 period. Average estimated cost per unit amounted to \$8,429, having an average monthly rental of \$76 for the units approved in the first half of 1951. In the corresponding period of 1950 the average estimated cost per unit amounted to \$6,722 having an average monthly rental of \$63. The higher average rental and unit costs in the 1951 period reflect the increased proportion of fully-serviced dwelling units approved. In 1950, the lower rentals and costs are associated with heavy approvals in Montreal where commitments were confined to semi-serviced and "cold" duplexes and apartments.

The Province of Quebec Farm Credit Bureau

Lending operations under the "Act to improve housing conditions in the Province of Quebec" which authorizes the Quebec government to pay mortgage interest charges in excess of 2 per cent under certain conditions, increased during the first half of 1951 compared with the same period of 1950. Loans approved numbered 3,000 for the first six months of 1951, 66 per cent more than in the comparable period of 1950. The number of dwellings involved totalled 3,700 for the period an increase of 82 per cent over the first half of 1950. The interest subsidy amounted to \$6.4 million in the 1951 period, double the commitment in the same period a year earlier.

SECTION 4.—REAL ESTATE LENDING

(See Tables 32-34)

Real Estate Lending

The pattern of institutional mortgage lending was changing in the first half of 1951. For the first time in recent years the trend of mortgage lending on non-farm residential dwellings was on the decline in the first six months of 1951. This downturn is associated with the reduction in lending operations under the National Housing Act, 1944.¹ This in turn, was attributable in part to the shortage of institutional mortgage funds and in part to reduced demand for residential mortgages in some areas owing to higher down payments required under the National Housing Act, 1944, since February 5, 1951.

During the early months of the year, the relatively low statutory interest rate under the National Housing Act, 1944, tended to further reduce joint-lending activity by lending institutions under the Act. As a result of the rise in mortgage interest rates, in common with other interest rates, the interest rate payable under the National Housing Act, 1944, was changed from 4½ per cent to 5 per cent on joint loans approved by Central Mortgage and Housing Corporation on or after June 21, 1951, conditional upon enabling legislation being passed.²

The number of all types of institutional mortgage loans approved in the first six months of 1951 at 33,700 was 8 per cent down from the same period in 1950, and the value of loans at \$260.2 million was up 8 per cent; in the second quarter of 1951 the total number of mortgage loans approved was down 23 per cent to 17,600, and the value of loans approved decreased 18 per cent to \$152.5

¹ See p. 18.

² See *Housing in Canada*, Second Quarter, 1951 p. 12.

million from the second quarter of 1950. This decline in the second quarter, 1951, was entirely accounted for by the contraction of loans for *new* non-farm residential dwellings.

The number of institutional loans extended on *new* non-farm residential dwellings during the first six months of 1951 at 18,600 was 14 per cent below the same period in 1950. The value of loans approved decreased 4 per cent to \$144 million in the first half of 1951. In the second quarter of 1951 the number and value of loans on *new* non-farm residential dwellings were down 32 and 24 per cent respectively to 9,800 units and \$75.2 million from the second quarter of 1950.

The number of loans approved on *existing* non-farm residential dwellings in the first half of 1951 was up 4 per cent to 12,900 while the value of these loans increased 21 per cent to \$64.4 million from the same period in 1950.

The number of loans for new non-farm non-residential construction in the first six months of 1951, at 492, approximated the 1950 figure. The value of these loans at \$23.5 million was 30 per cent higher in 1951 than in 1950. The number of loans on existing property in this sector dropped from 940 to 820 in number but at the same time increased in value from \$20.8 million to \$23.9 million in the periods compared.

Farm loans during the first half of 1951 numbering 800 and valued at \$4.3 million were 3 per cent higher in number and 20 per cent up in value from the first half of 1950.

Mortgages Registered and Discharged

Mortgage registrations on new and existing property in two Registry offices and one Land Titles office serving Greater Toronto numbered 21,300 in the first half of 1951, 11 per cent above the corresponding period of 1950. The large number of mortgages registered reflects in part the sustained high level of residential construction in Greater Toronto. Dwelling units started in that city numbered 6,300 in the first six months of 1951, 63 per cent more than in the same period of 1950.

Mortgage discharges increased from 13,100 to 14,400 in the periods under review.

SECTION 5.—BUILDING MATERIALS

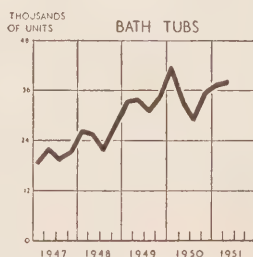
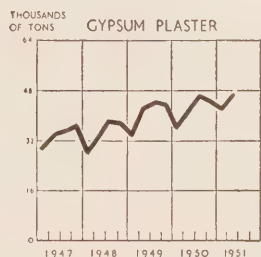
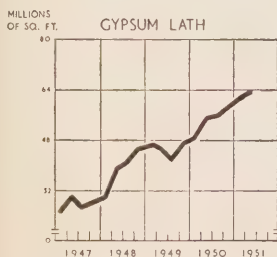
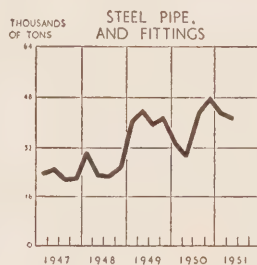
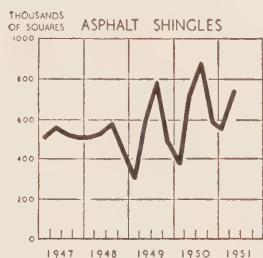
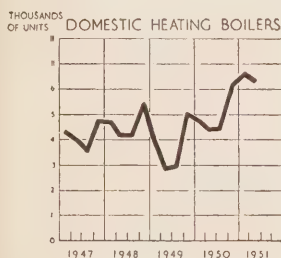
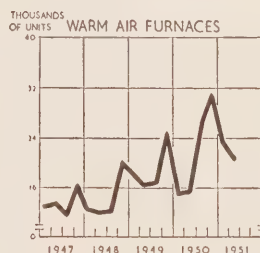
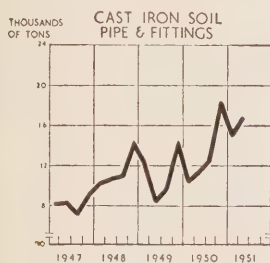
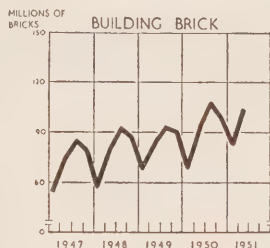
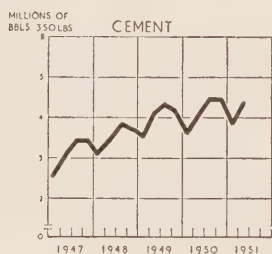
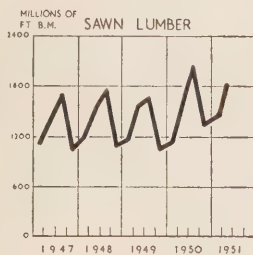
(See Tables 35-44)

Beginning July 1, 1951, the Controlled Materials Plan was introduced in the United States to cover the allocation of steel and copper and aluminum mill forms to defence and defence supporting industries. Effective October 1, 1951, the plan was extended to include the allocation of these materials to producers of consumer goods. Under the plan, Canadian firms participate on an equal footing with American manufacturers.

Effective October 1, 1951, the procedure in buying and selling of copper wire and certain forms of nickel is amended. Order NFM-3 which was issued by the Department of Defence Production on May 21, 1951, and which related to domestic distribution and inventory limitations of copper wire rod and wire has been amended by Order NFM-9, dated September 19, 1951. Under the amending order departmental approval is required on orders for copper wire and cable placed with wholesale distributors as well as those placed with manufacturers.

-FIGURE 2-

PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS CANADA, QUARTERLY, 1947-JUNE, 1951.



Purchases of copper wire or cable by authorized purchasers who have not previously used these copper products are also provided for in the amended order. In addition, stock limitations are changed. Order M-1, which was effective May 1, 1951, and provided for departmental approval of the purchases and sales of primary nickel and electrical resistance alloys has been superseded by Order NFM-10, dated September 18, 1951. Order NFM-10 requires official approval of the sale or purchase of nickel anodes as well as the primary nickel and electrical resistance alloys mentioned in the previous Order.

Production of Building Materials

To meet the unprecedented material requirements of the construction program, building material firms were advancing their peak production schedules forward from the fall months into the first six months of the year. As a result the composite index of production of 41 construction materials excluding lumber averaged 297 (1939 = 100) for the period, an advance of 21 per cent from the level for the corresponding period of 1950. The index of domestic disappearance, reflecting market demand at the distributor and consumer level, averaged 314 (1939 = 100), a new high for the period, 21 per cent above the average for the first half of 1950.

Although heavy construction projects associated with utility development and defence construction brought about temporary delays in deliveries of some materials such as cement and structural steel, and a tight supply situation existed in domestic range boilers, on balance, supplies of building materials were sufficient to enable an expansion in construction operations (see Figure 2).

During the first six months of 1951, the physical volume of production of 31 principal building materials showed increases and 4 showed minor declines, compared with the same period in 1950. Output of 2 materials increased over 50 per cent, 6 increased between 40 and 50 per cent, 5 advanced between 30 and 39 per cent, 4 increased between 20 and 29 per cent, 7 rose between 10 and 19 per cent and 7 increased between 1 and 9 per cent. The declines ranged between 8 and 14 per cent. Cast-iron pressure pipe and fittings and cement pipe and tile registered the biggest gains with 85 and 65 per cent respectively. In the group registering increases from 40 to 50 per cent were cast-iron soil pipe and fittings, structural steel, warm air furnaces, builders' hardware, duplex receptacles and wood fibre insulating board. Among the materials with gains of between 30 and 39 per cent were domestic heating boilers, electric hot water tank heaters, steel pipe and fittings, non-metallic sheathed cable and tar and asphalt felts. Those with increases from 20 to 29 per cent were sawn lumber, cast-iron radiators, concrete blocks and gypsum lath. In the group registering gains of 10 to 19 per cent were building brick, flue linings, gypsum plaster asphalt shingles, mineral wool batts, single pole switches, and outlet boxes. In the remaining category with increases from 1 to 10 per cent were cement, wire nails and spikes, hardwood flooring, structural tile, gypsum wallboard, wash basins and bath tubs. Declines of 8 to 14 per cent were registered in vitrified sewer pipe, granulated and loose mineral wool, hot water storage tanks and sinks.

Supply of Primary Iron and Steel Products

The output of pig iron, steel ingot and rolling mill products increased during the first half of 1951. Pig iron and steel ingot production advanced 13 and 7 per cent respectively to 1.3 million and 1.8 million tons during the period. The

amount of finished rolling mill products convertible from domestic ingot increased 10 per cent to 1.3 million tons. Imports of primary iron and steel shapes at .8 million tons, rose 60 per cent reflecting in part the allocation of United States steel to the Canadian defence program and in part an increase in shipments from Europe. Exports of finished rolling mill products, subject to control since January 1, 1951, were at a low level. Estimated domestic disappearance of rolling milling products representing the end result of domestic production plus imports less exports totalled 1.9 million tons in the first half, 1951, an increase of 19 per cent over the 1.6 million tons made available to Canadian industry in the first half of 1950.

Shipments from Canadian steel mills to domestic consuming industries of primary iron and steel shapes amounted to 1.6 million tons in the first half of 1951. The construction industry received 13 per cent substantially the same share of total direct shipments as in the first half of 1950. In addition, a portion of shipments of 207,000 and 177,000 tons shipped to the merchant trade products industry and wholesale and warehouse industry respectively would be used in construction work.

Supply and Demand for Building Materials

Reflecting strong demand and increased levels of output, factory sales of 15 out of 18 building materials were higher in the first half, 1951, than in the same period of 1950. Three items namely, steel pipe and fittings, hot water storage tanks and sinks showed slight declines. During the period the flow of materials out of building material plants were holding close to current output. In relation to production, factory sales in the case of 9 materials were slightly less, 6 were the same and 3 were up fractionally.

The factory stock position was lower for 8 of the 18 materials at the end of June, 1951, than a year earlier, 4 were at the same level and 6 were higher. Among the materials with lower stocks were steel pipe and fittings, cast-iron soil pipe and fittings, hot water storage tanks, bath tubs, sinks, single pole switches and outlet boxes.

Imports

Adding to the supply of materials required for the expanding construction program, imports of seventeen selected building materials increased substantially in the first half of 1951. Two items, namely wallboard building board and skelp declined slightly.

In the iron and steel products group, wire nails at 5,400 tons increased three times the quantity imported in the first six months of 1950. More moderate increases were registered in structural steel shapes and galvanized sheets which rose 87 and 20 per cent to 141,000 tons and 4,100 tons respectively. Skelp imports declined 16 per cent to 65,400 tons in the periods compared.

Cement imports increased four times to 889,000 barrels, mineral wool increased nine times to 146,000 square feet and gypsum plaster and sanitary ware imports were about twice the quantities in the first six months of 1950.

Imports of common colorless window glass rose 11 per cent to 32.3 millions of square feet and building brick increased 42 per cent to 10.1 million bricks.

Hardwood flooring was up 49 per cent to 4.8 million feet and wallboard building board was down 14 per cent to 11.1 million square feet.

Imports of materials in the plumbing and heating equipment group, while not large in absolute terms registered gains. Compared with the first half of 1950, warm air furnaces at 1,200 units were up eight times, domestic heating boilers increased ten times to \$83,000, cast-iron radiators were ten times greater at 21,800 square feet and electric hot water tank heaters were up three times to 3,900 units.

Exports

Exports of 9 of the 14 building materials on which data are available showed increases, 3 showed decreases and 2 remained at the same level in the first half, 1951, as in the corresponding period in 1950.

Exports of sawn lumber, sustained by contracts with the United Kingdom calling for the delivery of about 880 million board feet before June, 1952, at 1.7 billion board feet were higher by 13 per cent during the period. Foreign sales of wood fibre insulating board were three times higher at 17.5 million square feet while hardwood flooring and wood shingles at 4.4 million feet and 1.4 millions of squares were at about the same levels as in 1950. Wood lath exports were down 11 per cent to 30 millions of laths. Foreign shipments of building brick and cement were at low levels registering 1.3 millions of bricks and 8 thousand barrels. Exports of paints, pigments and varnishes increased to \$3.2 million in the first half, 1951, from \$1.9 million in the same period in 1950. Re-export of common colorless window glass amounted to 474 thousand square feet. Exports of iron and steel products consisted of token shipments. Cast-iron soil pipe, steel pipe and tubing and structural steel shipments amounted to 600 tons, 1,100 tons and 1,100 tons respectively. Wire nails and spikes, processed in Canadian mills from imported material for re-export totalled 7 tons for the period.

Non-Seasonal Lay-offs in Building Material Establishments

During the period January to July, 1951, the number of employees in building material establishments laid off totalled 1,300, 400 less than the number laid off in the first seven months of 1950. The bulk of these were laid off for production reasons, 500 because of lack of material, and 300 because of machinery breakdowns or plant damage. Lay offs because of lack of orders, at 450, were slightly lower than in the corresponding period of 1950.

SECTION 6.—BUILDING LABOUR

(See Tables 45-55)

Owing to a notable expansion in defence, industrial and utility construction more than offsetting a decline in house-building, employment in the *construction* industry climbed to a peak level in the first week of June, 1951. Results of the quarterly Labour Force survey carried out by the Dominion Bureau of Statistics indicate that the number employed in the construction industry at June 2, 1951, totalled 357 thousand, 4 per cent above the total in the first week of June, 1950. Similar percentage increases occurred in the non-agricultural and all industries to 4.2 and 5.2 million persons respectively at June 2, 1951.

As a result of a program of extension in industrial capacity, employment in the *building* industry showed a substantial increase during the first six months of 1951 over the corresponding period of 1950. The index of employment in the building industry based on reports from employers with 15 or more employees representing about one-third of the construction labour force, moved up to an average of 352 (1939 = 100) for the first half of 1951, 11 per cent above the average for the same period of 1950.

Despite a shorter work week on the average in the building industry sector of the construction industry during the first half of 1951, construction labour income for the period reached \$207 million from \$192 million in the first half of 1950, reflecting higher employment and increased wage rates.

The Labour Market

Unemployment in the construction industry declined to a low level in the first six months of 1951 as major projects in industrial plant, defence and natural resources development were initiated. In the first week of June, 1951, the number of unemployed in the construction industry was reported at 14,000, less than half the number in the same period in 1950. The shift in emphasis from residential to non-residential construction which will probably become more apparent later in the year, suggests an employment situation in which surpluses of some construction workers may occur in localities where residential construction ordinarily predominates, and temporary shortages arise in outlying areas where the supply of skilled and unskilled tradesmen is insufficient to meet demand. Up to June, 1951, however, the supply of construction workers was not a limiting factor on the construction program.

Supply of Construction Workers

The highest immigration of skilled construction workers in the post-war period took place during the first six months of 1951. In the period, 3,200 skilled tradesmen entered Canada almost equalling the twelve month total for 1948, the previous peak year. On the other hand, emigration of skilled construction workers in the first six months of 1951 at about 200 was slightly down from the corresponding period of 1950.

Construction trade apprentices in training under the Federal-provincial scheme numbered 5,500 at the end of June, 1951, 200 more than a year earlier.

Strikes in the Building and Building Material Industry

Time lost in labour disputes in the building industry which totalled 27,700 man-working days in the first seven months of 1950, increased to 38,000 man-working days in the first half of 1951, of which 25,000 man-working days were in July. Time lost in the building material industry was at a low level during the period, amounting to 24,200 man-working days as against 36,800 man-working days lost in the comparable period of 1950. Working days lost in all industries numbered 343,000, 16 per cent higher than in the first seven months of 1950.

SECTION 7.—BUILDING COSTS

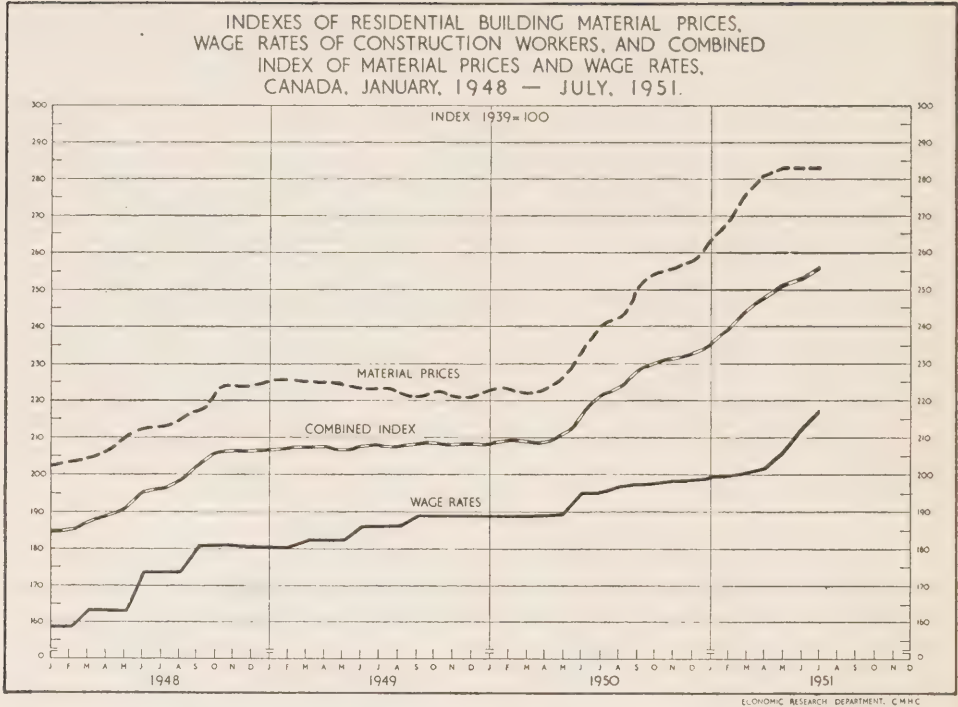
(See Tables 56-59)

House-building costs continued to rise during the first seven months of 1951. Although the rise in costs of building materials was tempered somewhat in the latter months of the period, hourly wage rates in construction trades moved up consequent upon renegotiation of contracts in the late spring months. At the end of July, 1951, the combined index of wholesale prices of residential building materials and hourly wage rates in construction trades stood at 256 (1939 = 100) 15 per cent above the index at the end of July, 1950 (see Figure 3).

Residential Building Material Prices

Reflecting current pressures on the supply of building materials exerted by an expanding construction program, wholesale prices of residential building

— FIGURE 3 —



materials increased sharply during the first five months of 1951, then levelled off in June and July. The composite index of wholesale prices of residential building materials advanced to 283 in July, 1951, 18 per cent higher than the index at July, 1950.

Only in the case of the roofing materials group index was there a drop in prices during the 12 month period preceding July, 1951. The wholesale price index of cedar shingles fell from 707 (1939 = 100) in July, 1950 to 450 at July, 1951, as the wood shingle industry was faced with uncertain markets in the United States and Canada. The group index for lumber and its products remained at the high level of 411 at July, 1951, an advance of 21 per cent over the period as prices were sustained mainly by contracts from the United Kingdom negotiated in early 1951. Building material group indexes including paint and glass, plumbing and heating equipment, electrical equipment and "other materials" increased about 18 per cent during the 12 month period to July, 1951. The brick, tile and stone, and lath, plaster and insulation material groups showed gains of 9 per cent while the cement, gravel and sand group index rose 6 per cent.

Wage Rates in the Construction Trades

Seasonal strength in construction wage rates between May and July, 1951, moved the index for all construction workers (including holiday pay allowances) to 217 at the end of July, 1951, as the momentum of construction operations bid up demands for construction tradesmen. At 217, the index was 10 per cent higher than in July, 1950.

Rent and the Cost-of-Living

The rent index remained relatively stable during the 12 month period from July, 1950, to July, 1951, increasing only 4 per cent to 135 (1939 = 100). Since the index represents average changes in a matched sample of rental units it does not reflect higher rents paid on rental dwellings constructed since January, 1947.

The cost-of-living index increased to 185 (1939 = 100) in July, 1951, 12 per cent above the level in July, 1950. The major part of the increase took place between January and July, 1951, when the index rose 9 per cent.

Rent Control Provisions

The provisions of the Wartime Prices and Trade Board Orders which imposed special regulations relating to the fixation of rents and the termination and renewal of leases expired on April 30, 1951. While in force these orders had the effect of a statute and superseded the provincial law of Landlord and Tenant. By April 30, 1951, when legislative authority was transferred to the provinces, each of the provincial governments had enacted acts enabling them to continue emergency rent control provisions as conditions warranted. When, as in New Brunswick, Nova Scotia or Prince Edward Island, the council of any city, town, incorporated village or county does not elect to make by-laws regulating maximum rentals, tenancy on leasehold estates will fall under the established provincial laws of Landlord and Tenant.

The provisions of rental acts have been recently amended in four provinces.

Alberta: An Act to amend the Rental Control Act, 1950 (Chapter 75, 1951) assented to April 7, 1951, provides that the Rent Control Board may designate any area within the province as a rental control zone within which accommodation is subject to rental control. The Board may also designate any area as a decontrolled zone within which accommodation is not subject to rental control.

Saskatchewan: An Act to amend the Leasehold Regulation Act, 1950 (Chapter 83, 1951) assented to March 30, 1951, provides that the Provincial Mediation Board must determine leases of rental dwellings before a landlord may take proceedings to dispossess and the Board may determine any lease of a rental dwelling irrespective of any existing lease.

Ontario: Regulations made under the Leasehold Regulations Act, 1951, dated July 26, 1951, amends and revokes selected sections of Wartime Prices and Trade Board Orders No. 753, 800 and 813, which had been incorporated in The Leasehold Regulations Act, 1951, of the Province of Ontario.

Under the new regulations, existing leases remain valid for the rest of their term. When they expire one of two things may happen: the landlord and tenant may agree on a new lease, details of which are to be filed with the Ontario Rentals Administration; or if they cannot agree on a new lease the Ontario Rentals Administration must fix a rental.

When there is no existing lease the landlord and tenant must either come to terms on the basis of a two-year lease or have their rent set by the Ontario Rentals Administration.

Dwellings which were decontrolled under the Federal rental regulations are now controlled on the new Provincial basis. Dwellings constructed since January 1, 1947, continue under decontrolled rentals.

In the case of weekly, monthly or term leases the landlord must give the tenant six months' notice to vacate. The accommodation must be occupied by himself and family or by specified relatives for a term not less than one year.

Quebec: Order-in-Council No. 774 dated July 25, 1951, repeals the provision of the "Act respecting the regulation of rentals" whereby tenants must give notice to the landlord before August 1, 1951, of his intention to apply for a prolongation of a lease.

Except for minor changes, rental acts in the remaining provinces have not been amended since April 30, 1951.

SECTION 8.—BUILDING INDUSTRY (See Tables 60-61)

Bankruptcies in the Construction Industry, Building Materials Industry and All Industries

As a measure of the trend of business activity, data on bankruptcies indicate more favourable conditions in the first half of 1951 than in the first half of 1950. Of the three classifications on which data are collected, bankruptcies in the building material industry showed the sharpest decline with 10 recorded in the first six months of 1951, less than half the number in the first six months of 1950. Liabilities of these firms were valued at \$280,000, as compared with \$880,000 in the corresponding period of 1950. Declines of 41 and 26 per cent in terms of liabilities were recorded in all industries and in the construction industry respectively for the two periods compared.

Common Stock Prices

Strengthened by increased sales volumes and an assured domestic market the common stock price index of 16 selected building material companies averaged 49 per cent higher for the first seven months of 1951 than the comparable period of 1950. Reflecting generally buoyant market conditions in the first seven months of 1951, the common stock price index of eighty-two industrial companies averaged 39 per cent higher than in the same period a year earlier.

PART II

TABULAR MATERIAL*

*Sources of tables shown in Part II together with explanatory notes will be shown in Part III.

SECTION 1.
POPULATION TRENDS

TABLE 1.—NET FAMILY FORMATION, CANADA, 1945 — JUNE, 1951.
(In thousands)

Period	Marriages	Deaths to Married Persons	Divorces ⁽¹⁾	Net Migration of Married Females	Net Family Formation ⁽²⁾
1945	108.0	48.6	5.1	+ 5.0	59.3
1946	134.1	48.6	7.7	+29.7	107.5
1947	127.3	49.9	8.2	+ 6.2	75.4
1948	123.3	51.5	6.9	+18.0	83.0
1949					
1st Quarter	15.9	13.9	—	+ 3.0 ⁽³⁾	3.5 ⁽³⁾
2nd Quarter	34.8	13.7	—	+ 3.9 ⁽³⁾	23.5 ⁽³⁾
3rd Quarter	42.8	12.3	—	+ 2.7 ⁽³⁾	31.9 ⁽³⁾
4th Quarter	30.4	13.1	—	+ 2.5 ⁽³⁾	18.4 ⁽³⁾
Total, 1949	123.9	53.0	5.9	+12.1 ⁽³⁾	77.1 ⁽³⁾
1950					
1st Quarter	14.9	13.1	—	+ 1.8 ⁽³⁾	2.3 ⁽³⁾
2nd Quarter	33.5	14.2	—	+ 2.6	20.6 ⁽³⁾
3rd Quarter	44.8	12.4	—	+ .8 ⁽³⁾	31.9 ⁽³⁾
4th Quarter	31.4	13.1	—	+ 1.6	19.0 ⁽³⁾
Total, 1950	124.7	52.8	5.2	+ 6.8 ⁽³⁾	73.5 ⁽³⁾
1951					
1st Quarter	17.0	13.8	—	+ 3.5 ⁽³⁾	5.4 ⁽³⁾
2nd Quarter	32.0	14.3	—	+ 8.1	24.5

(1) Quarterly data not available.

(2) Quarterly estimates include an allowance for divorces.

(3) Revised.

TABLE 2.—NUMBER OF BIRTHS, DEATHS, AND MARRIAGES AND TOTAL POPULATION,
CANADA, ⁽¹⁾ 1945 — JUNE, 1951.

Period	Births	Deaths	Marriages	Population ⁽²⁾ 000
1945.....	288,730	113,414	108,031	12,102
1946.....	330,732	114,931	134,088	12,283
1947.....	359,094	117,725	127,311	12,558
1948.....	347,307	119,384	123,314	12,859
1949				
1st Quarter.....	87,732	32,630	15,910	13,473
2nd Quarter.....	96,208	31,969	34,775	13,525
3rd Quarter.....	95,504	28,636	42,764	13,612
4th Quarter.....	86,695	30,812	30,428	13,683
Total, 1949	366,139	124,047	123,877	—
1950 ⁽³⁾				
January.....	29,707	11,510	4,881	13,742
February.....	27,389	10,028	6,008	
March.....	31,586	11,403	4,044	
1st Quarter.....	88,682	32,941	14,933	
April.....	30,927	10,466	8,480	13,821
May.....	32,979	11,046	9,213	
June.....	32,828	10,173	15,856	
2nd Quarter.....	96,734	31,685	33,549	
July.....	33,557	9,884	15,936	13,897
August.....	31,713	9,361	12,383	
September.....	31,652	9,387	16,524	
3rd Quarter.....	96,922	28,632	44,843	
October.....	30,427	10,014	13,558	13,946
November.....	28,454	9,861	9,241	
December.....	29,359	10,516	8,609	
4th Quarter.....	88,240	30,391	31,408	
Total, 1950	370,578	123,649	124,733	—
1951 ⁽⁴⁾				
January.....	29,210	10,662	6,176	14,020
February.....	27,672	11,214	5,468	
March.....	31,385	12,482	5,394	
1st Quarter.....	88,267	34,364	17,038	
April.....	32,707	11,619	7,775	— ⁽⁵⁾
May.....	33,088	10,440	9,924	
June.....	34,740	9,238	14,337	
2nd Quarter.....	100,535	31,297	32,036	

(1) Excluding Yukon and North West Territories.

(2) Available quarterly.

(3) Data for births, deaths and marriages revised.

(4) Preliminary (see p. 101).

(5) Not yet available.

Period	Males			Females			18 Years and Over			Under 18 Years			Total
	Married		Single	Sub-total		Married	Single	Sub-total	Male		Female	Sub-total	
1945	2,695	7,701	5,006	15,021	5,551	15,021	4,259	11,620	15,879	3,442	3,401	6,843	22,722
1946	6,694	20,493	13,799	51,236	14,779	51,236	9,934	40,818	50,752	10,559	10,408	20,967	71,719
1947	13,799	33,435	19,636	30,692	17,530	30,692	27,281	24,787	52,068	6,154	5,905	12,059	64,127
1948	25,843	67,090	41,247	58,324	33,638	58,324	52,986	45,191	98,177	14,104	13,133	27,237	125,414
1949	22,271	51,133	28,862	44,059	23,653	44,059	39,415	33,266	72,681	11,718	10,793	22,511	95,192
1950													
January	646	1,808	1,162	1,901	884	1,901	1,233	1,414	2,647	575	487	1,062	3,709
February	1,021	2,618	1,597	2,335	1,251	2,335	1,902	1,675	3,577	716	660	1,376	4,953
March	1,225	3,112	1,887	2,688	1,424	2,688	2,284	1,861	4,145	828	827	1,655	5,800
1st Quarter	2,892	7,538	4,646	6,924	3,559	6,924	5,419	4,950	10,369	2,119	1,974	4,093	14,462
April	1,554	4,155	2,601	3,355	1,886	3,355	2,920	2,329	5,249	1,235	1,026	2,261	7,510
May	1,874	4,741	2,867	3,619	1,919	3,619	3,654	2,610	6,264	1,087	1,009	2,096	8,360
June	1,452	3,864	2,412	3,074	1,609	3,074	2,899	2,353	5,252	965	721	1,686	6,938
2nd Quarter	4,880	12,760	7,880	10,048	5,414	10,048	9,473	7,292	16,765	3,287	2,756	6,043	22,808
July	1,521	3,961	2,440	2,763	1,479	2,763	3,053	2,003	5,056	908	760	1,668	6,724
August	1,094	2,719	1,625	2,489	1,397	2,489	1,995	1,883	3,878	724	606	1,330	5,208
September	1,139	2,844	1,705	2,182	1,217	2,182	2,259	1,674	3,933	585	508	1,093	5,026
3rd Quarter	3,754	9,524	5,770	7,434	4,093	7,434	7,307	5,560	12,867	2,217	1,874	4,091	16,958
October	1,313	3,107	1,794	2,660	1,432	2,660	2,376	2,024	4,400	731	636	1,367	5,767
November	1,606	4,014	2,408	2,816	1,539	2,816	3,068	2,090	5,158	946	726	1,672	6,830
December	1,581	4,026	2,445	3,029	1,653	3,029	3,041	2,247	5,288	985	782	1,767	7,055
4th Quarter	4,500	11,147	6,647	8,505	4,624	8,505	8,485	6,361	14,846	2,662	2,144	4,806	19,652
Total, 1950	16,026	40,969	24,943	32,911	17,690	32,911	30,684	24,163	54,847	10,285	8,748	19,033	73,880
1951													
January	1,302	3,237	1,935	2,400	1,221	2,400	2,546	1,792	4,338	691	608	1,299	5,637
February	1,926	4,925	2,999	3,493	1,781	3,493	3,798	2,554	6,352	1,127	939	2,066	8,418
March	2,971	7,238	4,267	4,620	2,355	4,620	5,555	3,252	8,807	1,683	1,368	3,051	11,858
1st Quarter	6,199	15,400	9,201	10,513	5,357	10,513	11,899	7,598	19,497	3,501	2,915	6,416	25,913
April	3,510	8,606	5,096	5,581	2,816	5,581	6,678	3,915	10,593	1,928	1,666	3,594	14,187
May	4,840	12,181	7,341	8,069	4,106	8,069	9,253	5,522	14,775	2,928	2,547	5,475	20,250
June	4,737	12,137	7,400	7,292	3,678	7,292	9,638	5,147	14,785	2,499	2,145	4,644	19,429
2nd Quarter	13,087	32,924	19,837	20,942	10,600	20,942	25,569	14,584	40,153	7,355	6,358	13,713	53,866

TABLE 4.— NUMBER OF EMIGRANTS⁽¹⁾ FROM CANADA, BY SEX,
MARITAL STATUS AND AGE GROUP,
1945 — JUNE, 1951.

Period	Total	Married Females ⁽²⁾	Children under 18 Years ⁽²⁾
1945.....	22,500	—	—
1946.....	33,900	—	—
1947.....	35,000	—	—
1948.....	34,800	6,700	6,200
1949			
1st Quarter.....	7,800	2,000 ⁽³⁾	1,700 ⁽³⁾
2nd Quarter.....	8,600	2,200 ⁽³⁾	1,900 ⁽³⁾
3rd Quarter.....	9,000 ⁽³⁾	2,200 ⁽³⁾	1,800 ⁽³⁾
4th Quarter.....	8,700 ⁽³⁾	1,900 ⁽³⁾	1,700 ⁽³⁾
Total, 1949	34,100 ⁽³⁾	8,300 ⁽³⁾	7,100 ⁽³⁾
1950 ⁽⁴⁾			
1st Quarter.....	6,100 ⁽³⁾	1,600 ⁽³⁾	1,300 ⁽³⁾
2nd Quarter.....	8,200 ⁽³⁾	2,000	2,000 ⁽³⁾
3rd Quarter.....	9,900 ⁽³⁾	2,500 ⁽³⁾	2,000 ⁽³⁾
4th Quarter.....	9,300 ⁽³⁾	2,300 ⁽³⁾	2,000 ⁽³⁾
Total, 1950	33,500 ⁽³⁾	8,400 ⁽³⁾	7,300 ⁽³⁾
1951 ⁽⁴⁾			
1st Quarter.....	6 300 ⁽³⁾	1,700 ⁽³⁾	1,600 ⁽³⁾
2nd Quarter.....	8,300	2,200	2,400

- (1) Estimated.
(2) Not available prior to 1948.
(3) Revised.
(4) Preliminary.

TABLE 5.—NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA, BY COUNTRY,
1945 — JUNE, 1951.

Period	United Kingdom		United States		Other Countries		Total	
	Immi- gration	Emi- gration	Immi- gration	Emi- gration	Immi- gration	Emi- gration	Immi- gration	Emi- gration
1945.....	14,600	5,100	6,400	15,800	1,700	1,600	22,700	22,500
1946.....	51,400	9,100	11,500	22,000	8,800	2,800	71,700	33,900
1947.....	38,800	7,900	9,400	24,100	15,900	3,000	64,100	35,000
1948.....	46,000	7,200	7,400	24,600	72,000	3,000	125,400	34,800
1949.....								
1st Quarter.....	5,300	1,200	1,400	5,900	16,600	700	23,300	7,800
2nd Quarter.....	8,100	1,700	2,000	6,200	20,100	700	30,200	8,600
3rd Quarter.....	4,900	2,300	2,400	5,800	15,300	900 ⁽¹⁾	22,600	9,000 ⁽¹⁾
4th Quarter.....	3,900	2,400 ⁽¹⁾	1,800	5,500 ⁽¹⁾	13,300	800 ⁽¹⁾	19,000	8,700 ⁽¹⁾
Total, 1949.....	22,200	7,600 ⁽¹⁾	7,600	23,400 ⁽¹⁾	65,300	3,100 ⁽¹⁾	95,100	34,100 ⁽¹⁾
1950.....								
1st Quarter.....	2,300	900	1,300	4,600 ⁽¹⁾	10,900	600	14,500	6,100 ⁽¹⁾
2nd Quarter.....	4,500	1,600	1,800	6,000 ⁽¹⁾	16,500	600	22,800	8,200 ⁽¹⁾
3rd Quarter.....	3,000	2,500 ⁽¹⁾	2,600	6,600 ⁽¹⁾	11,300	800	16,900	9,900
4th Quarter.....	3,600	2,000 ⁽¹⁾	1,900	6,500 ⁽¹⁾	14,100	800 ⁽¹⁾	19,600	9,300 ⁽¹⁾
Total, 1950.....	13,400	7,000 ⁽¹⁾	7,600	23,700	52,800	2,800 ⁽¹⁾	73,800	33,500 ⁽¹⁾
1951.....								
1st Quarter.....	4,300	800 ⁽¹⁾	1,600	4,900	20,000	500	25,900	6,300 ⁽¹⁾
2nd Quarter.....	9,800	900	2,100	6,800	42,000	600	53,900	8,300

(1) Revised.

SECTION 2 HOUSE-BUILDING ACTIVITY

TABLE 6.— NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND
UNDER CONSTRUCTION, CANADA⁽¹⁾, 1945 — AUGUST, 1951.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) ⁽²⁾
<i>Dwellings in New Structures and Conversions⁽³⁾</i>			
1945	— ⁽⁴⁾	48,470	— ⁽⁴⁾
1946	— ⁽⁴⁾	67,194	— ⁽⁴⁾
1947	81,276	79,231	— ⁽⁴⁾
1948	95,340	81,243	— ⁽⁴⁾
1949	93,931	91,655	— ⁽⁴⁾
1950	95,270	91,754	— ⁽⁴⁾
<i>Dwellings in New Structures</i>			
1945	— ⁽⁴⁾	42,488	— ⁽⁴⁾
1946	— ⁽⁴⁾	60,454	40,170
1947	74,263	72,218	42,215
1948	90,194	76,097	56,456
1949	90,509	88,233	59,503
1950			
January	2,152	6,480	55,125
February	2,694	4,815	52,918
March	4,169	6,578	50,161
1st Quarter	9,015	17,873	—
April	7,422	5,397	50,775
May	13,647	6,171	58,130
June	12,065	6,527	63,634
2nd Quarter	33,134	18,095	—
July	10,245	6,853	67,097
August	9,306	8,717	67,616
September	10,245	7,893	69,957
3rd Quarter	29,796	23,463	—
October	9,773	9,528	70,017
November	6,679	8,766	67,779
December	4,134	11,290	59,443 ⁽⁵⁾
4th Quarter	20,586	29,584	—
Total, 1950	92,531	89,015	—
1951			
January	2,771	6,950	55,261
February	2,966	6,712	51,534
March	4,064	5,859	49,294
1st Quarter	9,801	19,521	—
April	7,451	5,688	51,090
May	11,699	6,876	55,903
June	9,514	6,609	58,615
2nd Quarter	28,664	19,173	—
July	6,123	4,926	59,766
August	7,461	7,183	59,867

(1) Excluding Yukon and Northwest Territories for period 1945-1951 and Newfoundland for period 1945-1948.

(2) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 102).

(3) Estimated.

(4) Not available.

(5) Revised.

TABLE 7.—NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS,
CANADA, 1947 — AUGUST, 1951.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	45,824	13,586	59,410	12,628	2,225	14,853	72,038
1948	57,671	12,026	69,697	15,687	4,810	20,497	85,384
1949	58,370	9,743	68,113	17,565	4,831	22,396	85,678
1950							
January	1,958	0	1,958	161	33	194	2,119
February	2,290	41	2,331	363	0	363	2,694
March	3,655	214	3,869	245	55	300	4,114
1st Quarter	7,903	255	8,158	769	88	857	8,927
April	6,157	448	6,605	681	136	817	7,286
May	9,319	1,112	10,431	2,551	665	3,216	12,982
June	8,715	1,107	9,822	1,643	600	2,243	11,465
2nd Quarter	24,191	2,667	26,858	4,875	1,401	6,276	31,733
July	7,183	1,109	8,292	1,347	606	1,953	9,639
August	6,227	998	7,225	1,337	744	2,081	8,562
September	7,581	745	8,326	1,583	336	1,919	9,909
3rd Quarter	20,991	2,852	23,843	4,267	1,686	5,953	28,110
October	7,219	884	8,103	1,180	490	1,670	9,283
November	4,892	505	5,397	952	330	1,282	6,349
December	3,403	129	3,532	575	27	602	4,107
4th Quarter	15,514	1,518	17,032	2,707	847	3,554	19,739
Total, 1950	68,599	7,292	75,891	12,618	4,022	16,640	88,509
1951							
January	2,337	112	2,449	322	0	322	2,771
February	2,406	0	2,406	532	28	560	2,938
March	3,298	279	3,577	415	72	407	3,992
1st Quarter	8,041	391	8,432	1,269	100	1,369	9,701
April	5,889	213	6,102	1,132	217	1,349	7,234
May	7,513	1,313	8,826	2,141	732	2,873	10,967
June	6,386	562	6,948	1,599	967	2,566	8,547
2nd Quarter	19,788	2,088	21,876	4,872	1,916	6,788	26,748
July	4,174	896	5,070	824	229	1,053	5,894
August	3,916	374	4,290	2,324	847	3,171	6,614

TABLE 8.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS,
CANADA, 1947 — AUGUST, 1951.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	44,452	7,304	51,756	16,091	4,371	20,462	67,847
1948	48,006	10,029	58,035	14,204	3,858	18,062	72,239
1949	60,262	8,611	68,873	14,133	5,227	19,360	83,006
1950							
January	4,541	991	5,532	760	188	948	6,292
February	3,442	443	3,885	832	98	930	4,717
March	5,278	459	5,737	733	108	841	6,470
1st Quarter	13,261	1,893	15,154	2,325	394	2,719	17,479
April	4,308	565	4,873	431	93	524	5,304
May	4,625	366	4,991	943	237	1,180	5,934
June	5,152	622	5,774	482	271	753	6,256
2nd Quarter	14,085	1,553	15,638	1,856	601	2,457	17,494
July	4,365	476	4,841	1,514	498	2,012	6,355
August	5,887	664	6,551	1,980	186	2,166	8,531
September	5,909	864	6,773	813	307	1,120	7,586
3rd Quarter	16,161	2,004	18,165	4,307	991	5,298	22,472
October	6,416	687	7,103	1,710	715	2,425	8,813
November	5,669	827	6,496	1,413	857	2,270	7,909
December	7,255	711	7,966	2,837	487	3,324	10,803
4th Quarter	19,340	2,225	21,565	5,960	2,059	8,019	27,525
Total, 1950	62,847	7,675	70,522	14,448	4,045	18,493	84,970
1951							
January	5,859	293	6,152	670	128	798	6,822
February	5,437	27	5,464	1,186	62	1,248	6,650
March	4,833	266	5,099	744	16	760	5,843
1st Quarter	16,129	586	16,715	2,600	206	2,806	19,315
April	4,806	292	5,098	541	49	590	5,639
May	5,169	111	5,280	1,248	348	1,596	6,528
June	5,157	234	5,391	1,077	141	1,218	6,468
2nd Quarter	15,132	637	15,769	2,866	538	3,404	18,635
July	3,842	300	4,142	635	149	784	4,777
August	4,881	401	5,282	1,219	682	1,901	6,501

TABLE 9.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED,
BY TYPE OF UNIT, CANADA, 1947—AUGUST, 1951.

Period	One Family	Two Family	Row Houses	Apart- ments	Other	Total
1947	58,778	5,310	608	3,694	3,828	72,218
1948	61,787	4,560	1,607	7,836	307	76,097
1949	68,966	7,309	485	11,050	423	88,233
1950						
January	4,902	792	6	779	0	6,480
February	3,521	502	0	792	0	4,815
March	4,578	582	0	1,365	53	6,578
1st Quarter	13,002	1,876	6	2,936	53	17,873
April	4,092	430	2	862	11	5,397
May	4,815	376	34	940	6	6,711
June	5,002	564	0	944	17	6,527
2nd Quarter	13,909	1,370	36	2,746	34	18,095
July	5,536	492	0	824	1	6,853
August	6,768	912	0	1,035	2	8,717
September	5,883	618	0	1,391	1	7,893
3rd Quarter	18,187	2,022	0	3,250	4	23,463
October	7,565	752	99	1,040	69	9,528
November	7,397	422	4	941	5	8,766
December	8,625	934	0	1,627	104	11,290
4th Quarter	23,587	2,108	103	3,608	178	29,584
Total, 1950	68,685	7,376	145	12,540	269	89,015
1951						
January	5,023	744	0	1,166	17	6,950
February	4,587	876	40	1,195	14	6,712
March	4,410	674	74	685	16	5,859
1st Quarter	14,020	2,294	114	3,046	47	19,521
April	4,064	572	82	953	17	5,688
May	5,103	662	76	1,021	14	6,876
June	5,260	538	50	703	58	6,609
2nd Quarter	14,427	1,772	208	2,677	89	19,173
July	3,675	524	34	659	34	4,926
August	5,318	770	59	1,000	36	7,183

TABLE 10.—GROSS AND NET RESIDENTIAL CAPITAL FORMATION, CANADA, 1945 — JUNE, 1951.
(Millions of Dollars)

Period	Gross Capital Formation			Capital Consumption			Net Capital Formation
	New Construction	Major Improvements and Alteration	Supplementary Costs	Total	Deprecia- tion	Accidental Damages	Total
1945.....	268.7	16.9	5.7	291.3	194.4	5.9	200.3
1946.....	390.2	21.8	8.1	420.1	210.6	6.0	216.6
1947.....	506.1	33.6	10.5	550.2	241.1	5.6	246.7
1948.....	628.7	39.0	13.2	680.9	285.5	6.8	292.3
1949 ⁽¹⁾	726.8	48.2	16.3	791.3	313.2	7.8	321.0
1950 ⁽²⁾							
1st Quarter.....	146.7	11.2	3.6	161.5	80.5	2.1	82.6
2nd Quarter.....	181.3	14.8	3.6	199.7	82.6	2.1	84.7
3rd Quarter.....	224.4	17.0	4.7	246.1	87.8	2.2	90.0
4th Quarter.....	230.3	17.6	5.9	253.8	89.6	2.3	91.9
Total, 1950.....	782.7	60.6	17.8	861.1	340.5	8.7	349.2
1951 ⁽²⁾							
1st Quarter.....	184.8	14.1	3.8	202.7	92.5	2.4	94.9
2nd Quarter.....	205.7	16.7	3.8	226.2	96.8	2.5	99.3

(1) Revised.

(2) Preliminary.

TABLE 11.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE,
RESIDENTIAL AND OTHER, CANADA,
1945 — JUNE, 1951.
(Millions of Dollars)

Period	New Construction			Repair and Maintenance			Total	
	Housing	Other	Sub-total	Housing	Other	Sub-total	Housing	Other
1945.....	285.6	421.0 ⁽¹⁾	706.6 ⁽¹⁾	96.3	401.7	498.0	381.9	822.7 ⁽¹⁾
1946.....	412.0	661.0 ⁽¹⁾	1,073.0 ⁽¹⁾	105.3	427.7	533.0	517.3	1,088.7 ⁽¹⁾
1947.....	539.7	884.0 ⁽¹⁾	1,423.7 ⁽¹⁾	130.8	461.2	592.0	670.5	1,345.2 ⁽¹⁾
1948.....								
1st Quarter.....	101.3 ⁽¹⁾	199.1 ⁽¹⁾	300.4 ⁽¹⁾	28.8	71.8	100.6	130.1 ⁽¹⁾	270.9 ⁽¹⁾
2nd Quarter.....	169.6 ⁽¹⁾	292.7 ⁽¹⁾	462.3 ⁽¹⁾	34.1	133.1	167.2	203.7 ⁽¹⁾	425.8 ⁽¹⁾
3rd Quarter.....	195.4 ⁽¹⁾	370.6 ⁽¹⁾	566.0 ⁽¹⁾	48.9	172.9	221.8	244.3 ⁽¹⁾	543.5 ⁽¹⁾
4th Quarter.....	201.4 ⁽¹⁾	346.0 ⁽¹⁾	547.4 ⁽¹⁾	50.1	154.3	204.4	251.5 ⁽¹⁾	500.3 ⁽¹⁾
Total, 1948.....	667.7	1,208.4 ⁽¹⁾	1,876.1 ⁽¹⁾	161.9	532.1	694.0	829.6	1,740.5 ⁽¹⁾
1949.....								
1st Quarter.....	154.3 ⁽¹⁾	244.1 ⁽¹⁾	398.4 ⁽¹⁾	33.1	86.1	119.2	187.4 ⁽¹⁾	330.2 ⁽¹⁾
2nd Quarter.....	193.8 ⁽¹⁾	337.2 ⁽¹⁾	531.0 ⁽¹⁾	38.6	144.0	182.6	232.4 ⁽¹⁾	481.2 ⁽¹⁾
3rd Quarter.....	218.1 ⁽¹⁾	403.3 ⁽¹⁾	621.4 ⁽¹⁾	51.5	171.7	223.2	269.6 ⁽¹⁾	575.0 ⁽¹⁾
4th Quarter.....	208.8 ⁽¹⁾	364.1 ⁽¹⁾	572.9 ⁽¹⁾	53.0	154.0	207.0	261.8 ⁽¹⁾	518.1 ⁽¹⁾
Total, 1949.....	775.0 ⁽¹⁾	1,348.7 ⁽¹⁾	2,123.7 ⁽¹⁾	176.2	555.8	732.0	951.2 ⁽¹⁾	1,904.5 ⁽¹⁾
1950.....								
1st Quarter.....	157.9 ⁽¹⁾	239.5 ⁽¹⁾	397.4 ⁽¹⁾	34.3	79.9	114.2	192.2 ⁽¹⁾	319.4 ⁽¹⁾
2nd Quarter.....	196.1 ⁽¹⁾	384.7 ⁽¹⁾	580.8 ⁽¹⁾	40.6	146.6	187.2	236.7 ⁽¹⁾	531.3 ⁽¹⁾
3rd Quarter.....	241.4 ⁽¹⁾	468.1 ⁽¹⁾	709.5 ⁽¹⁾	56.6	178.8	235.4	298.0 ⁽¹⁾	646.9 ⁽¹⁾
4th Quarter.....	247.9 ⁽¹⁾	432.7 ⁽¹⁾	700.6 ⁽¹⁾	59.5	169.7	229.2	307.4 ⁽¹⁾	622.4 ⁽¹⁾
Total, 1950.....	843.3 ⁽¹⁾	1,545.0 ⁽¹⁾	2,388.3 ⁽¹⁾	191.0	575.0	766.0	1,034.3 ⁽¹⁾	2,120.0 ⁽¹⁾
1951.....								
1st Quarter.....	198.9 ⁽¹⁾	321.0 ⁽¹⁾	519.9 ⁽¹⁾	40.9	92.0 ⁽¹⁾	132.9 ⁽¹⁾	239.8 ⁽¹⁾	413.0 ⁽¹⁾
2nd Quarter.....	222.4	476.0	698.4	48.9	163.0	211.9	271.3	639.0

(1) Revised.

TABLE 12.—NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — JUNE, 1951.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Dwellings		
	New Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Dwellings	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947	161.9	16.0	177.9	3,967	33,250	37,217
1948	276.3	23.1	299.5	6,473	44,838	51,311
1949						
1st Quarter	46.1	3.8	49.9	1,791	6,351	8,142
2nd Quarter	115.4	11.1	126.5	2,772	16,414	19,196
3rd Quarter	95.6	6.9	102.5	2,693	13,687	16,380
4th Quarter	71.3	4.5	75.8	2,639	8,933	11,572
Total, 1949	328.4	26.3	354.7	9,895	45,395	55,290
1950						
January	7.2	1.2	8.4	322	933	1,255
February	12.5	1.1	13.6	1,132	1,396	2,528
March	28.6	1.8	30.4	577	3,817	4,394
1st Quarter	48.3	4.1	52.4	2,031	6,146	8,177
April	41.4	2.9	44.3	1,014	5,522	6,536
May	67.2	5.0	72.2	2,496	8,074	10,570
June	49.2	3.7	52.9	979	6,470	7,449
2nd Quarter	157.8	11.6	169.4	4,489	20,066	24,555
July	38.2	3.9	42.1	932	5,174	6,106
August	35.3	3.2	38.5	623	4,526	5,149
September	35.7	3.1	38.8	687	4,371	5,058
3rd Quarter	109.2	10.2	119.4	2,242	14,071	16,313
October	36.4	5.1	41.5	1,132	4,533	5,665
November	22.6	2.4	25.0	565	2,786	3,351
December	14.2	1.0	15.2	851	1,361	2,212
4th Quarter	73.2	8.5	81.7	2,548	8,680	11,228
Total, 1950	388.5	34.4	422.9	11,310	48,963	60,273
1951						
January	14.0	1.3	15.3	314	1,731	2,045
February	17.7	1.4	19.1	601	2,011	2,612
March	29.9 ⁽¹⁾	1.9	31.7	703 ⁽¹⁾	3,365 ⁽¹⁾	4,068 ⁽¹⁾
1st Quarter	61.6 ⁽¹⁾	4.6	66.1	1,618	7,107 ⁽¹⁾	8,725 ⁽¹⁾
April	43.0	3.7	46.7	1,018	4,797	5,815
May	45.4	4.4	49.8	921	5,461	6,382
June	33.8	3.7	37.5	670	4,375	5,045
2nd Quarter	122.2	11.8	134.0	2,609	14,633	17,242

(1) Revised.

TABLE 13.— NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED,
CANADA, 1945 — JULY, 1951.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Dwellings		
	Apartments	All Other Residential Dwellings	Total	⁽¹⁾ Apartments	All Other Residential Dwellings	Total
1945	6.3	189.7	196.0	1,103	48,344	49,447
1946	19.0	194.1	213.1	3,139	38,162	41,301
1947	12.0	185.0	197.2	1,743	36,458	38,201
1948	30.1	342.9	373.1	3,730	62,500	66,230
1949						
1st Quarter	24.7	44.8	69.5	2,911	6,913	9,824
2nd Quarter	12.2	119.3	131.5	1,415	19,701	21,116
3rd Quarter	20.9	138.0	158.9	2,468	22,378	24,846
4th Quarter	11.7	92.8	104.5	1,371	15,255	16,626
Total, 1949	69.5	394.9	464.4	8,165	64,247	72,412
1950						
January	3.6	20.4	24.0	422	2,855	3,277
February	3.5	16.8	20.3	408	2,544	2,952
March	2.6	27.6	30.2	304	3,892	4,196
1st Quarter	9.7	64.8	74.5	1,134	9,291	10,425
April	3.9	39.1	43.0	448	5,614	6,062
May	4.3	49.9	54.2	496	6,756	7,252
June	5.8	57.9	63.7	656	9,726	10,382
2nd Quarter	14.0	146.9	160.9	1,600	22,096	23,696
July	6.8	67.4	74.2	747	9,840	10,587
August	3.7	44.8	48.5	410	6,680	7,090
September	7.9	48.4	56.3	840	7,507	8,347
3rd Quarter	18.4	160.6	179.0	1,997	24,027	26,024
October	6.7	48.1	54.8	708	6,951	7,659
November	5.4	38.6	44.0	573	5,554	6,127
December	5.1	23.4	28.5	538	3,254	3,792
4th Quarter	17.2	110.1	127.3	1,819	15,759	17,578
Total, 1950	59.3	482.4	541.7	6,550	71,173	77,723
1951						
January	2.8	13.2	16.0	290	1,888	2,178
February	2.1	22.9	25.0	209	3,159	3,368
March	5.6	26.4	32.0	566	3,564	4,130
1st Quarter	10.5	62.5	73.0	1,065	8,611	9,676
April	8.4	41.4	49.8	834	5,278	6,112
May	7.5	44.5	52.0	730	6,112	6,842
June	6.7	43.5	50.3	648	6,206	6,854
2nd Quarter	22.6	129.4	152.1	2,212	17,596	19,808
July	4.8	39.0	43.8	456	6,020	6,476

(1) Estimated.

SECTION 3
PUBLICLY ASSISTED HOUSE-BUILDING

TABLE 14.—NUMBER OF NEW PERMANENT DWELLINGS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947—JUNE, 1951.

Period	Publicly-Initiated Housing	Privately-Initiated Housing					Total Publicly Assisted Housing ⁽²⁾	Total Housing
		With Government Financial Assistance		Without Government Financial Assistance	Total Privately-Initiated Housing			
		Loans	Guarantees			Sub-total ⁽¹⁾		
1947	7,190	12,963	387	13,533	53,540	67,073	20,723	74,263
1948	10,006	17,363	1,528	19,029	61,159	80,188	29,035	90,194
1949								
1st Quarter	364	2,737	687	3,466	4,566	8,032	3,830	8,396
2nd Quarter	1,248	5,123	163	5,304	25,643	30,947	6,552	32,195
3rd Quarter	3,871	6,139	2,012	8,157	15,976	24,133	12,028	28,004
4th Quarter	2,391	9,598	772	10,370	9,153	19,523	12,761	21,914
Total, 1949	7,874	23,597	3,634	27,297	55,338	82,635	35,171	90,509
1950								
1st Quarter	92	3,377	666	4,043	4,880	8,923	4,135	9,015
2nd Quarter	1,794	10,595	390	11,104	20,236	31,340	12,898	33,134
3rd Quarter	1,710	13,427	441	13,868	14,218	28,086	15,578	29,796
4th Quarter	1,003	10,536	321	10,857	8,726	19,583	11,860	20,586
Total, 1950	4,599	37,935	1,818	39,862	48,060	87,932	44,471	92,531
1951								
1st Quarter	351	4,281 ⁽³⁾	316	4,597 ⁽³⁾	4,853 ⁽³⁾	9,450	4,948 ⁽³⁾	9,801
2nd Quarter	773	8,464	322	8,796	19,095	27,891	9,569	28,664

(1) Includes in addition to units started with loan and guarantee assistance, units approved under the double depreciation provisions without National Housing Act loans or guarantees.
(2) Includes direct Government housing and privately-initiated housing with Government financial assistance.
(3) Revised.

TABLE 15.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,⁽¹⁾
NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF DWELLINGS
FINANCED, CANADA, FEBRUARY, 1945 — AUGUST, 1951.

Period	Number of Loans ⁽²⁾	Number of Dwellings ⁽²⁾	Amount of Loans \$000			
			Joint		Direct Loan	Total
			Basic Loan	Additional Loan		
1945 ⁽³⁾	5,142	5,695	23,832	0	0	23,832
1946.....	8,492	13,042	43,280	0	18,355	61,635
1947.....	10,549	12,734	60,576	0	1,133	61,709
1948.....	16,913	20,730	106,692	0	1,708	108,400
1949.....	19,627	29,036	119,319	3,418	38,792	161,529
1950						
January.....	1,310	1,593	8,881	1,094	268	10,243
February.....	1,859	2,942	11,819	1,610	4,374	17,803
March.....	2,702	2,960	18,339	2,584	41	20,964
1st Quarter.....	5,871	7,495	39,039	5,288	4,683	49,010
April.....	3,254	4,206	21,928	3,027	2,886	27,841
May.....	4,203	5,378	29,296	3,798	2,701	35,795
June.....	4,394	5,852	28,524	3,863	5,826	38,213
2nd Quarter.....	11,851	15,436	79,748	10,688	11,413	101,849
July.....	4,252	4,847	28,302	3,974	1,114	33,390
August.....	3,755	4,624	25,096	3,505	3,219	31,820
September.....	3,316	3,960	22,875	3,198	1,285	27,358
3rd Quarter.....	11,323	13,431	76,273	10,677	5,618	92,568
October.....	2,810	3,289	19,683	2,606	601	22,890
November.....	2,294	2,764	15,782	2,189	1,369	19,340
December.....	2,198	2,788	15,921	2,164	1,349	19,434
4th Quarter.....	7,302	8,841	51,386	6,959	3,319	61,664
Total, 1950.....	36,347	45,203	246,446	33,612	25,033	305,091
1951						
January.....	1,569	1,813	11,234 ⁽⁴⁾	1,604 ⁽⁴⁾	401	13,246
February.....	1,803	2,162	12,698 ⁽⁴⁾	687 ⁽⁴⁾	1,568	14,952
March.....	2,579 ⁽⁴⁾	3,974	21,349 ⁽⁴⁾	90 ⁽⁴⁾	3,577	25,016
1st Quarter.....	5,951 ⁽⁴⁾	7,949	45,281 ⁽⁴⁾	2,381 ⁽⁴⁾	5,546	53,208
April ⁽⁴⁾	2,608	3,451	21,139	0	1,203	22,342
May.....	2,381	2,706	18,091	0	157	18,248
June.....	1,428	1,631	10,551	0	157	10,708
2nd Quarter.....	6,417	7,788	49,781	0	1,517	51,298
July.....	1,356	1,678	10,739	0	119	10,858
August ⁽⁶⁾	1,045	1,178	7,627	0	73	7,700
Total, Feb. 1, 1945 — August 31, 1951.....	111,839	144,933	713,573	39,411	92,276	845,260

(1) For information on operations under the Dominion Housing Act, 1935, and the National Housing Act, 1938, see *Housing in Canada*, October, 1946, p. 29.

(2) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

(3) Covers period February 1 to December 31.

(4) Revised.

(5) Preliminary.

TABLE 16.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED, BY TYPE OF LOAN,
CANADA, FIRST HALF, 1950 AND 1951.

Type of Loan	First Half, 1950				First Half, 1951			
	Number of Loans	Number of Dwellings	Amount \$000	Average Loan per Dwelling \$	Number of Loans	Number of Dwellings	Amount \$000	Average Loan per Dwelling \$
Housing for Home-Ownership:								
Loans to home-owners.....	5,541	5,775	37,599	6,511	3,130	3,213	21,801	6,785
Loans to builders for sale:	721	721	4,987	6,917	53	53	367	6,921
Integrated housing.....	11,112	11,846	85,356	7,205	8,935	9,308	64,817	6,964
Other.....								
Sub-total.....	17,374	18,342	127,942	7,052	12,118	12,574	86,985	6,918
Housing for Rental Purposes:								
Loans to individuals.....	188	1,679	8,129	4,842	222	2,081	11,006	5,289
Rental Insurance.....	158	2,866	14,652	5,112	26	1,052	6,484	6,165
Primary industries.....	—	—	—	—	—	—	—	—
Limited Dividend Corporations...	2	44	135	3,068	2	30	30	1,000
Sub-total.....	348	4,589	22,916	4,994	250	3,163	17,520	5,539
Total Gross Loans.....	17,722	22,931	150,858	6,579	12,368	15,737	104,505	6,641

Type of Dwelling	Number of Loans	Number of Dwellings	Amount of Loans \$000	Average Estimated Costs				Average		
				Land	Con- struction	Other	Total	Lending Value	Loan	Finished Floor Area
				\$	\$	\$	\$	\$	\$	Sq. Ft.
1950										
First Six Months	8, 373	8, 373	56, 496	791	7, 888	176	8, 855	7, 645	6, 747	958
Single 1-Storey										
Single 1½-Storey:										
Finished	3, 873	3, 873	29, 325	880	8, 371	237	9, 488	8, 352	7, 572	1, 198
Unfinished	1, 825	1, 825	12, 838	795	7, 873	196	8, 864	7, 762	7, 034	861 ⁽²⁾
Single 2-Storey	1, 704	1, 704	13, 807	944	9, 683	269	10, 896	9, 074	8, 103	1, 358
Semi-Detached	658	680	5, 117	727	8, 571	270	9, 568	8, 392	7, 525	1, 212
Duplex	463	928	4, 851	520	6, 860	204	7, 584	6, 197	5, 227	1, 088
Triplex	33	99	419	691	6, 681	268	7, 640	5, 383	4, 228	1, 051
Double Duplex	597	1, 642	9, 532	594	6, 789	297	7, 680	6, 846	5, 805	1, 050
Row House	6	12	59	450	7, 187	263	7, 900	6, 250	4, 900	960
Apartment	188	3, 751	18, 279	349	5, 763	423	6, 535	6, 056	4, 873	899
Total	17, 720	22, 887	150, 723	718	7, 648	248	8, 614	7, 516	6, 586	1, 031
1951										
First Six Months	6, 573	6, 573	44, 748	1, 415	9, 279	314	10, 608	8, 441	6, 807	1, 028
Single 1-Storey										
Single 1½-Storey:										
Finished	2, 258	2, 258	16, 613	1, 083	9, 569	330	10, 982	9, 006	7, 357	1, 230
Unfinished	1, 026	1, 026	6, 693	861	8, 367	254	9, 682	7, 987	6, 524	850 ⁽²⁾
Single 2-Storey	1, 331	1, 331	10, 456	1, 175	10, 905	422	12, 502	9, 952	7, 856	1, 359
Semi-Detached	497	510	3, 765	997	9, 716	386	11, 099	9, 200	7, 382	1, 239
Duplex	145	290	1, 448	603	7, 511	262	8, 376	6, 266	4, 994	1, 085
Triplex	20	60	285	654	7, 989	360	9, 003	6, 087	4, 742	1, 051
Double Duplex	366	750	4, 146	783	7, 867	331	8, 981	6, 946	5, 528	1, 105
Row House	5	144	768	374	7, 072	219	7, 665	6, 670	5, 450	982
Apartment	145	2, 768	15, 552	519	6, 766	521	7, 806	6, 900	5, 618	870
Total	12, 366	15, 707	104, 476	914	8, 859	360	10, 133	8, 237	6, 651	1, 058
										8.14

(1) Excluding loan approvals under Sections 9 and 9a.

(2) Total floor area including unfinished portion averaged 1,310 sq. ft. in 1950 and 1,311 sq. ft. in 1951.

TABLE 18. — OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,
APRIL, 1946 — JUNE, 1951.

Period	Number of Loans	Number of New Dwellings	Amount \$	Average Loan per New Dwelling \$
1946	25	48	76,315	1,590
1947	11	16	30,775	1,923
1948				
1st Quarter	1	1	1,000	1,000
2nd Quarter	0	—	—	—
3rd Quarter	2	3	6,000	2,000
4th Quarter	0	—	—	—
Total, 1948	3	4	7,000	1,750
Total, 1949	0	—	—	—
1950				
1st Quarter	0	—	—	—
2nd Quarter	0	—	—	—
3rd Quarter	1	2	5,000	2,500
4th Quarter	0	—	—	—
Total, 1950	1	2	5,000	2,500
1951				
1st Quarter	0	—	—	—
2nd Quarter	0	—	—	—
Total, April, 1946 — June, 1951	40	70	119,090	1,701

TABLE 19.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941 — JUNE, 1951.

Period	Number of Dwellings			Actual Expenditure \$000			
	Started	Completed	Under Construction (At End of Period)	Housing	Supplementary Buildings	Land, Improvements and Other Outlay	Total
1941-1945 ⁽²⁾	23,704	18,774	4,930	60,941	13,779	16,671	91,391
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947	6,709	5,421	5,354	26,701	21	1,893	28,615
1948	8,199	6,934	6,619	49,180	39	4,165	53,384
1949							
1st Quarter	194	2,158	4,655	11,459	4	1,000	12,463
2nd Quarter	1,248	2,892	3,011	5,464	5	539	6,008
3rd Quarter	2,117	1,649	3,479	9,254	5	1,055	10,314
4th Quarter	1,357	1,105	3,731	12,458	146	1,384	13,988
Total, 1949	4,916	7,804	—	38,635	160 ⁽³⁾	3,978 ⁽⁴⁾	42,773
1950							
January	0	360	3,371	324	2	274	600
February	16	354	3,033	1,695	0	272	1,967
March	4	339	2,698	2,426	6	192	2,624
1st Quarter	20	1,053	—	4,445	8	738	5,191
April	81	341	2,438	689	8	45	742
May	450	530	2,358	1,061	14	145	1,220
June	210	382	2,186	1,364	8	283	1,655
2nd Quarter	741	1,253	—	3,114	30	473	3,617
July	143	286	2,043	1,156	10	238	1,404
August	86	671	1,458	1,073	2	306	1,381
September	2	209	1,251	847	0	207	1,054
3rd Quarter	231	1,166	—	3,076	12	751	3,839
October	0	136	1,115	826	6	343	1,175
November	0	149	966	647	36	459	1,142
December	31	84	913	837	76	435	1,348
4th Quarter	31	369	—	2,310	118	1,237	3,665
Total, 1950	1,023	3,841	—	12,945	168	3,199 ⁽⁴⁾	16,312
1951							
January	0	86	827	—175	—15	77	—113
February	0	84	743	481	139	74	694
March	0	122	621	353	130	88	571
1st Quarter	0	292	—	659	254	239	1,152
April	0	73	548	116	10	30	156
May	0	47	501	223	208	133	564
June	0	63	438	148	98	202	448
2nd Quarter	0	183	—	487	316	365	1,168
Total, April, 1941 — June, 1951	50,684	50,246	—	223,862	14,784	32,689	271,335

(1) Operations during 1941-1947 conducted by Wartime Housing Limited.

(2) Covers war workers' housing built between April, 1941 and December 31, 1945.

(3) Covers expenditures on 200 garages not shown as supplementary buildings in Table 20 (see p. 46).

(4) Excluding \$1,255,000 expended in 1949 and \$1,148,000 expended in 1950 recoverable from municipalities.

TABLE 20.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945 — JULY, 1951.

As at Date of Reporting Closest to End of Month	Construction Under Contract		
	Number		
	Projects	Dwellings	Supplementary Buildings
1945—March.....	11	558	4
June.....	7	602	4
September.....	37	4,276	1
December.....	60	5,524	1
1946—March.....	59	5,288	1
June.....	83	5,675	0
September.....	78	5,513	5
December.....	80	4,660	9
1947—March.....	72	2,873	6
June.....	61	3,451	6
September.....	87	6,332	7
December.....	98	6,486	7
1948—March.....	88	4,698	8
June.....	90	6,410	4
September.....	107	8,442	0
December.....	104	7,745	0
1949—March.....	84	5,940	4
June.....	48	4,028	4
September.....	65	4,677	4
December.....	51	4,077	1
1950—January.....	51	3,320	5
February.....	35	2,990	1
March.....	48	3,081	1
April.....	48	2,428	1
May.....	50	2,393	1
June.....	45	2,264	1
July.....	42	2,162	1
August.....	32	1,491	2
September.....	30	1,282	2
October.....	20	1,146	2
November.....	14	966	4
December.....	10	913	5
1951—January.....	9	827	8
February.....	9	743	8
March.....	9	621	7
April.....	9	548	7
May.....	9	501	7
June.....	4	438	7
July ⁽²⁾	5	418	7

(1) Operations during 1945-1947 conducted by Wartime Housing Limited.

(2) Number of municipalities in which projects were in progress at July 31, 1951, total 4.

TABLE 21.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, DWELLINGS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, JUNE, 1948 — 1951.

Item	Stage of Construction Yet to be Completed	Number of Dwellings			
		June, 1948	June, 1949	June, 1950	June, 1951
1.	Excavation.....	3,268	870	78	0
2.	Foundation.....	3,854	1,237	412	0
3.	Water and Sewer under Building.....	4,595	1,673	943	12
4.	Framing.....	4,430	1,768	749	28
5.	Doors, frames and window sash.....	4,867	1,946	887	16
6.	Chimneys.....	5,005	2,049	1,080	0
7.	Roofs shingled.....	4,751	2,025	899	32
8.	Plumbing roughed in.....	4,754	1,956	892	41
9.	Wiring roughed in.....	4,939	2,248	947	26
10.	Insulation.....	5,159	2,339	989	30
11.	Wall and ceiling board and taping....	5,214	2,474	1,154	44
12.	Finished flooring laid.....	5,419	2,758	1,182	182
13.	Exterior finish, including siding and trim.....	5,152	2,241	1,065	70
14.	Porches.....	5,369	2,382	1,156	242
15.	Interior trim.....	5,512	2,832	1,214	219
16.	Interior painting.....	5,951	3,369	1,673	292
17.	Hardware.....	5,890	3,191	1,703	344
18.	Plumbing fixtures.....	5,926	3,299	1,633	255
19.	Electrical work complete.....	6,011	3,385	1,754	311
20.	Exterior painting.....	8,048	4,548	2,857	477
21.	Water and sewer to main.....	5,577	1,784	993	0
22.	Electrical services connected.....	6,049	3,509	1,806	406
23.	Final inspection.....	6,410	3,881	2,264	438

TABLE 22.— ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY THE DEPARTMENT OF NATIONAL DEFENCE, PERMANENT AND TEMPORARY HOUSING, NUMBER OF DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1947 — JUNE, 1951⁽¹⁾.

Period	Starts			Completions			Under Construction (At End of Period)			Construction Expenditures \$000		
	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total
1947	481	824	1,305	18	438	456	523	576	1,099 ⁽²⁾	522	522	1,044
1948	1,807	174	1,981	363	643	1,006	1,967	30	1,997	10,845	636	11,481
1949	170	2	172	545	14	559	1,592	18	1,610	3,556	2	3,558
1st Quarter												
2nd Quarter	101	0	101	565	0	565	1,128	18	1,146	2,263	9	2,272
3rd Quarter	2	0	2	273	5	278	857	13	870	4,317	4	4,321
4th Quarter	118	0	118	348	12	360	627	1	628	3,596	2	3,598
Total, 1949	391	2	393	1,731	31	1,762	—	—	—	13,732	17	13,749
1950	0	0	0	259	0	259	368	1	369	1,912	2	1,914
1st Quarter												
2nd Quarter	130	0	130	272	1	273	226	0	226	1,837	3	1,840
3rd Quarter	148	0	148	35	0	35	339	0	339	1,254	0	1,254
4th Quarter	0	0	0	62	0	62	277	0	277	573	0	573
Total, 1950	278	0	278	628	1	629	—	—	—	5,576	5	5,581
1951	576	0	576	52	0	52	801	0	801	9,398	5	9,403
1st Quarter												
2nd Quarter	10	0	10	4	0	4	807	0	807	425	0	425
Total, ⁽³⁾ Jan. 1947— June, 1951	3,543	1,000	4,543	2,796	1,113	3,909	—	—	—	40,498	1,185	41,683

(1) Includes housing units built for employees of the Defence Research Board.
 (2) Prior to January, 1947, starts in construction were 609 and 190 temporary units.
 (3) Total, 1947-1951, starts in construction were 2,796 and 1,113 temporary units.

TABLE 23.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY, 1949 — JUNE, 1951.

Period	Number of Dwellings ⁽²⁾			Actual Expenditures ⁽²⁾ \$000		
	Started	Completed	Under Construction (at End of Period)	Housing	Land, Improvements and Other Outlay	Total
1949						
1st Quarter	—	—	—	2	—	2
2nd Quarter	—	—	—	40	11	51
July	97	—	97	49	—	49
August	559	—	656	311	21	332
September	1,096	—	1,752	1,239	54	1,293
3rd Quarter	1,752	—	—	1,599	75	1,674
October	671	—	2,423	3,092	192	3,284
November	271	—	2,694	3,370	269	3,639
December	92	20	2,766	2,410	725	3,135
4th Quarter	1,034	20	—	8,872	1,186	10,058
Total, 1949	2,786	20	—	10,513	1,272	11,785
1950						
January	44	42	2,768	690	74	764
February	12	101	2,679	1,656	187	1,843
March	16	101	2,594	2,486	331	2,817
1st Quarter	72	244	—	4,832	592	5,424
April	67	88	2,573	930	141	1,071
May	367	104	2,836	1,440	272	1,712
June	619	285	3,170	1,812	275	2,087
2nd Quarter	1,053	477	—	4,182	688	4,870
July	459	278	3,351	1,778	412	2,190
August	321	434	3,238	2,753	323	3,076
September	559	361	3,436	2,056	407	2,463
3rd Quarter	1,339	1,073	—	6,587	1,142	7,729
October	493	206	3,723	2,254	445	2,699
November	395	363	3,755	2,933	608	3,541
December	84	215	3,624	4,838	1,028	5,866
4th Quarter	972	784	—	10,025	2,081	12,106
Total, 1950	3,436	2,578	—	25,626	4,503	30,129
1951						
January	9	289	3,344	160	188	348
February	—	273	3,071	2,657	294	2,951
March	174	242	3,003	3,709	351	4,060
1st Quarter	183	804	—	6,526	833	7,359
April	74	158	2,919	11	2	13
May	302	160	3,061	2,149	157	2,306
June	166	181	3,046	2,598	278	2,876
2nd Quarter	542	499	—	4,758	437	5,195

(1) The construction operations in respect to the 1949 program of Armed Service Married Quarters are being conducted by the Construction Division, C.M.H.C. on behalf of the Department of National Defence. For progress of 1947 and 1948 program see Table 22.

(2) Not shown are 497 units started in remote areas, 220 of which were completed and expenditures on which amounted to \$4 million.

TABLE 24.—HOUSING OPERATIONS BY DEFENCE CONSTRUCTION LIMITED,
CANADA, NOVEMBER, 1950 — JUNE, 1951.

Period	Number of Dwellings			Expenditure (\$000)
	For which Contracts are Awarded	Started	Completed	
Prior to November, 1950.....	315	(1)	(1)	3,748
November-December, 1950...	160	(1)	—	521
Total, 1950.....	475	(1)	(1)	4,269
1951				
January.....	30	51	—	128
February.....	195	14	—	363
March.....	325	103	—	1,112
1st Quarter.....	550	168	—	1,603
April.....	—	3	—	2,311
May.....	—	67	—	1,155
June.....	—	153	—	834
2nd Quarter.....	—	223	—	4,300

(1) Not yet available.

TABLE 25.— CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943 — JUNE, 1951.

Type of Project	Number of Dwellings			Expenditure on Dwellings Completed, Current Construction, Repairs and Other Services ⁽¹⁾ \$000
	Started	Completed	Under Construction (At End of Period)	
1. Small Holdings, Sub-Division Projects: Sept. 1943—Dec. 1949	2,673	2,673	—	22,674
1950				
1st Half	—	—	—	206
2nd Half	—	—	—	162
Total, 1950	—	—	—	368
1951				
1st Half	—	—	—	122
2. Small Holdings, Individual Projects: Sept. 1943—Dec. 1949	6,320	4,255	2,065	33,268
1950				
1st Half	569	977	1,657	3,317
2nd Half	1,391	755	2,293	6,672
Total, 1950	1,960	1,732	—	9,989
1951				
1st Half	520	878	1,935	3,881
3. Full-Time Farming Projects: Sept. 1943—Dec. 1949	794	548	246	5,256
1950				
1st Half	164	212	198	285
2nd Half	132	103	227	645
Total, 1950	296	315	—	930
1951				
1st Half	52	69	210	462
4. Other Projects: Sept. 1943—Dec. 1949	1,337	1,025	312	3,813
1950				
1st Half	43	47	308	563
2nd Half	12	55	265	269
Total, 1950	55	102	—	832
1951				
1st Half	63	78	250	214
5. All Projects: Sept. 1943—Dec. 1949	11,124	8,501	2,623	65,011
1950				
1st Half	776	1,236	2,163	4,371
2nd Half	1,535	913	2,785	7,748
Total, 1950	2,311	2,149	—	12,119
1951				
1st Half	635	1,025	2,395	4,679

(1) See p. 106.

TABLE 26.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
1929 — JUNE, 1951.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans ⁽¹⁾	Amount of Loans \$000
May 1, 1929— Mar. 31, 1945	(2)	(2)	(2)	(2)	(2)	(2)	26,832	54,694
1945 ⁽³⁾	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947	57	58	49	18	1,222	3,191	1,227	3,267
1948	62	85	145	66	1,813	4,663	1,828	4,814
1949	86	148	162	73	1,958	5,158	1,989	5,379
1950								
January	5	7	5	1	95	264	96	272
February	1	1	5	0	83	219	83	220
March	3	4	6	1	75	195	76	200
1st Quarter	9	12	16	2	253	678	255	692
April	2	1	5	2	44	107	45	111
May	4	9	3	1	54	139	55	149
June	9	24	17	10	199	470	203	503
2nd Quarter	15	34	25	13	297	716	303	763
July	14	36	29	10	282	680	288	726
August	11	15	13	6	252	617	255	638
September	5	6	21	10	191	488	192	504
3rd Quarter	30	57	63	26	725	1,785	735	1,868
October	8	7	16	7	208	536	210	550
November	5	6	19	8	226	586	227	600
December	4	7	22	6	175	462	175	475
4th Quarter	17	20	57	21	609	1,584	612	1,625
Total, 1950	71	123	161	62	1,884	4,763	1,905	4,948
1951								
January	5	7	13	4	154	406	156	418
February	2	7	2	1	48	135	48	142
March	1	2	1	0	16	40	16	42
1st Quarter	8	16	16	5	218	581	220	602
April	1	2	4	2	28	89	28	93
May	6	17	3	2	81	231	83	250
June	6	14	10	6	167	512	170	532
2nd Quarter	13	33	17	10	276	832	281	875
Total, 1929 — June, 1951	—	—	—	—	—	—	36,688	83,319

(1) Because the amount loaned on a single mortgage may be applied for several purposes, the number of loans referred to in the total column has reference to the number of applications approved and consequently is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

TABLE 27.— LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,
CANADA, MARCH, 1945 — JUNE, 1951.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000
1945 ⁽¹⁾	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947	387	488	448	333	21,211	17,340	22,046	18,160
1948	328	448	524	434	29,579	28,449	30,431	29,331
1949	434	637	904	791	43,447	44,459	44,785	45,887
1950								
January	17	24	13	15	957	986	987	1,025
February	9	18	13	11	3,341	3,691	3,363	3,720
March	29	39	47	40	5,904	5,607	5,980	5,686
1st Quarter	55	81	73	66	10,202	10,284	10,330	10,431
April	38	57	72	64	5,874	5,564	5,984	5,685
May	51	80	92	84	6,860	6,330	7,003	6,494
June	80	133	129	116	4,494	4,067	4,703	4,316
2nd Quarter	169	270	293	264	17,228 ⁽²⁾	15,961	17,690	16,495
July ⁽³⁾	70	116	113	104	4,431	4,947	4,614 ⁽²⁾	5,173
August ⁽³⁾	40	53	69	68	7,731	10,224	7,840 ⁽²⁾	10,334
September ⁽³⁾	34	54	86	74	5,813	7,154	5,933 ⁽²⁾	7,277
3rd Quarter ⁽³⁾	144	223	268	246	17,975	22,325	18,387 ⁽²⁾	22,784
October ⁽³⁾	63	92	124	103	6,143	6,872	6,330	7,068
November ⁽³⁾	53	85	124	100	3,931	4,175	4,108 ⁽³⁾	4,365
December ⁽³⁾	27	47	85	71	2,016	2,152	2,128 ⁽³⁾	2,274
4th Quarter ⁽³⁾	143	224	333	274	12,090	13,199	12,566 ⁽³⁾	13,707
Total, 1950 ⁽³⁾	511	798	967	850	57,495 ⁽²⁾	61,769	58,973 ⁽²⁾	63,417
1951								
January	32	52	28	35	811	904	871	991
February	17	39	28	26	2,831	3,386	2,876	3,451
March	54	85	103	93	5,003	5,143	5,160	5,321
1st Quarter	103	176	159	154	8,645	9,433	8,907	9,763
April ⁽³⁾	49	73	93	91	8,403	8,687	8,539	8,851
May ⁽³⁾	65	103	119	120	9,814	9,883	9,993	10,106
June ⁽³⁾	103	171	168	166	6,429	6,350	6,711	6,687
2nd Quarter	217	347	380	377	24,646	24,920	25,243	25,644
Total, 1945 — June, 1951	2,587	3,561	3,979	3,321	201,160	198,583	207,726	205,464

(1) Covers period March 1 to December 31.

(2) Revised.

(3) Estimated.

TABLE 28.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION,
NUMBER OF RENTAL UNITS UNDER ADMINISTRATION AND PER CENT VACANT,
BY TYPE OF UNIT, CANADA, 1947—JUNE, 1951.

As at End of Month	Units in New Structures						Home Conversion Plan		All Units	
	Single Units		Multiple Units		Total		Number of Units	Per cent Vacant	Number of Units	Per cent Vacant
	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant				
1947	26,867	.7	42	—	26,909	.7	2,081	—	28,990	.6
	28,074	.5	42	—	28,116	.5	2,098	—	30,214	.5
	28,769	.4	539	2.0	28,811	.6	2,085	—	30,896	.5
	30,392	.6	799	.1	31,191	.6	2,079	—	33,270	.5
1948	31,606	.4	1,132	—	32,738	.4	2,065	—	34,803	.4
	33,260	.8	1,142	—	34,402	.7	2,013	—	36,415	.7
	33,731	.4	1,392	—	35,123	.4	1,990	.5	37,113	.4
	33,900	.3	1,388	.1	35,288	.3	1,827	—	37,115	.3
1949	35,373	.7	1,505	—	36,878	.7	1,671	.3	38,549	.7
	37,461	.6	1,642	.7	39,103	.6	1,512	.9	40,615	.7
	38,765	.7	1,752	.7	40,517	.7	1,361	1.2	41,878	.7
	38,367	.4	1,768	.3	40,135	.4	1,213	.8	41,348	.4
1950	38,859	.5	1,768	.3	40,627	.5	1,084	2.1	41,711	.5
	38,667	.4	1,768	.7	40,435	.1	975	3.1	41,410	.4
	37,687	.5	1,768	.6	39,455	.5	794	.7	40,249	.5
	36,002	.6	1,767	.5	37,769	.7	745	.9	38,514	.6
1951	35,403	.6	1,762	.3	37,165	.6	646	1.2	37,801	.6
	34,495	.6	1,762	.4	36,257	.6	550	1.0	36,807	.6
	33,548	.6	1,762	.9	35,310	.6	535	.2	35,845	.7
	32,129	.5	1,761	.6	33,890	.5	510	1.1	34,400	.6
	30,793	.6	1,761	.6	32,554	.6	481	.6	33,035	.6
	28,649	.5	1,760	1.1	30,409	.5	453	.6	30,862	.5

TABLE 29.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NET NUMBER OF PROJECTS, DWELLINGS, AND TOTAL ESTIMATED COST, APPROVED WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948 — JULY, 1951.

Period	With Loans Under The N.H.A.			With Conventional Loans			Total		
	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000
1948	6	220	1,362	30	1,768	13,123	36	1,988	14,485
1949	75	6,566	44,576	43	1,154	9,292	118	7,720	53,868
1950									
1st Quarter	15	1,488	10,018	4	242	1,954	19	1,730	11,972
2nd Quarter	6	571	4,188	6	200	1,729	12	771	5,917
3rd Quarter	6	456 ⁽¹⁾	3,349	4	341	2,632	10	797	5,981
4th Quarter	6	822 ⁽¹⁾	6,491	7	191	1,462	13	1,013	7,953
Total, 1950	33	3,337 ⁽¹⁾	24,046	21	974	7,777	54	4,311	31,823
1951									
January	4	111	867	3	26	267	7	137	1,134
February	—	1	10	1	156	1,294	1	157	1,304
March	1	13	146	—	—	—	1	13	146
1st Quarter	5	125	1,023	4	182	1,561	9	307	2,584
April ⁽²⁾	2	136	1,215	1	44	327	3	180	1,542
May ⁽²⁾	—	—	—	0	—22	—164	0	—	—164
June ⁽²⁾	1	51	327	1	109	1,376	2	160	1,703
2nd Quarter ⁽²⁾	3	187	1,542	2	131	1,559	5	318	3,081
July	—	4	37	—	—	—	—	4	37
Total, July, 1948 — July, 1951	122	10,439	72,586	100	4,209	33,312	222	14,648	105,878

(1) Revised.

(2) Preliminary (see p. 106).

TABLE 30.— OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN,⁽¹⁾
AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT
PER UNIT, FOR GROSS PROJECTS APPROVED, CANADA, JULY, 1948 — JULY, 1951.

Period	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948 ⁽²⁾ Average	3.9	878	7,266	80.93
1949				
1st Quarter	3.9	892	7,517	82.10
2nd Quarter	3.9	887	7,370	77.77
3rd Quarter	4.1	907	6,983	65.16
4th Quarter	4.2	920	6,717	62.30
Annual Average	4.1	904	7,101	70.55
1950				
January	3.8	941	8,170	83.23
February	4.5	971	6,986	64.37
March	4.3	921	6,733	61.47
1st Quarter	4.3	933	6,982	65.05
April	4.2	870	6,326	58.87
May	3.7	920	8,326	76.19
June	3.8	878	7,089	73.66
2nd Quarter	4.2	873	6,463	60.45
July	4.2	931	7,107	66.46
August	3.6	893	7,952	78.68
September	4.3	916	5,773	71.59
3rd Quarter	4.1	920	6,778	70.19
October	3.7	857	8,583	81.76
November	4.0	938	8,515	85.54
December	3.6	859	7,502	77.57
4th Quarter	3.7	879	7,992	80.53
Annual Average	4.1	902	7,018	67.81
1951				
January	3.6	902	8,036	78.68
February	4.1	913	8,477	82.94
March	4.0	939	6,417	55.35
1st Quarter	3.9	923	7,286	67.41
April	3.8	863	8,568	80.81
May	—	—	—	—
June	3.6	896	10,692	89.76
2nd Quarter	3.7	879	9,571	85.03
July	—	—	—	—
Average, July, 1948 — July, 1951	4.0	901	7,143	70.95

- (1) Revised to show gross figures.
(2) Covers period July to December.

TABLE 31.— OPERATIONS UNDER THE QUEBEC HOUSING ACT,⁽¹⁾ NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED, AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — JUNE, 1951.

Period	Loans Approved		Provincial Commitment		Number of Dwellings
	Number	Amount \$000	Total \$000	Average per Loan \$	
January, 1948—December, 1949	2,175	11,546	3,554	1,634	2,527
1950					
January	174	963	320	1,839	200
February	240	1,388	452	1,883	267
March	519	2,978	976	1,880	573
1st Quarter	933	5,329	1,748	1,874	1,040
April	258	1,441	421	1,631	297
May	228	1,271	391	1,715	259
June	375	2,157	638	1,701	447
2nd Quarter	861	4,869	1,450	1,684	1,003
July	288	1,588	483	1,677	380
August	315	1,881	560	1,778	360
September	238	1,608	469	1,971	277
3rd Quarter	841	5,077	1,512	1,798	1,017
October	686	4,354	1,273	1,856	777
November	241	1,537	477	1,979	287
December	622	4,328	1,323	2,127	788
4th Quarter	1,549	10,219	3,073	1,984	1,852
Total, 1950	4,184	25,494	7,783	1,860	4,912
1951					
January	283	1,753	512	1,809	329
February	281	2,046	622	2,213	446
March	1,168	8,308	2,610	2,235	1,335
1st Quarter	1,732	12,107	3,744	2,162	2,100
April	280	2,019	578	2,064	419
May	590	4,249	1,121	1,900	725
June	377	2,873	978	2,593	467
2nd Quarter	1,247	9,141	2,677	2,146	1,611
Total, January, 1948—June, 1951	9,338	58,288	17,758	1,903	11,150

(1) An Act to Improve Housing Conditions, Chapter 6, 12 George VI, *Statutes of the Province of Quebec, as amended.*

SECTION 4

REAL ESTATE LENDING

TABLE 32.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,
BY TYPE OF LOAN, CANADA, 1947—JUNE, 1951.

Period	Non-Farm Residential Real Estate						Non-Farm Other Real Estate						Farms		Total	
	New Construction			Existing Property			New Construction			Existing Property			New Construction		Existing Property	
	Number of Loans	Number of Dwellings	Amount of Loans \$000	Number of Loans	Number of Dwellings	Amount of Loans \$000	Number of Loans	Number of Dwellings	Amount of Loans \$000	Number of Loans	Number of Dwellings	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000
1947 ⁽²⁾	20,264	26,411 ⁽¹⁾	109,167	22,515	34,413	88,083	1,126	28,487	1,609	37,782	1,704	7,254	1,704	7,254	47,218	270,773
1948 ⁽²⁾	29,635	37,436	173,604	24,539	38,320	98,878	1,213	35,279	1,961	45,087	1,738	7,275	1,738	7,275	59,086	360,123
1949	34,207	43,025	212,174	23,549	35,554	96,992	1,042	36,912	1,578	40,451	1,579	6,916	1,579	6,916	61,955	393,446
1950																
1st Quarter	7,472	9,413	50,700	5,172	8,184	22,722	209	7,971	453	10,676	248	1,229	248	1,229	13,554	93,298
2nd Quarter	14,289	17,665	99,463	7,318	10,146	30,607	269	10,092	486	10,107	535	2,333	535	2,333	22,897	152,602
3rd Quarter	14,141	16,452	93,330	7,220	10,300	31,088	292	21,150	395	10,569	336	1,562	336	1,562	22,384	157,699
4th Quarter	9,699	11,614	67,297	6,129	9,177	29,472	238	8,386	369	9,870	430	1,994	430	1,994	16,865	117,019
Total, 1950	45,601	55,144	310,790	25,839	37,807	113,889	1,008	47,599	1,703	41,222	1,549	7,118	1,549	7,118	75,700	520,618
1951																
January	3,100	3,861	22,149	1,813	2,926	9,168	111	3,682	127	4,179	133	675	133	675	5,284	39,853
February	2,472	2,831	19,581	1,952	3,076	9,725	66	3,691	139	6,223	102	639	102	639	4,731	39,859
March	3,291	4,365	27,114	2,389	3,487	11,350	98	5,524	140	3,141	143	786	143	786	6,061	47,915
1st Quarter	8,863	11,507	68,844	6,154	9,489	30,243	275	12,897	406	13,543	378	2,100	378	2,100	16,076	127,627
April	3,723	4,726	29,385	2,393	3,327	11,612	88	5,426	159	3,738	167	879	167	879	6,530	51,040
May	3,529	4,178	27,064	2,443	3,613	12,749	83	2,730	143	3,119	147	781	147	781	6,345	46,443
June	2,499	2,980	18,741	1,955	2,914	9,754	46	2,484	110	3,517	110	556	110	556	4,720	35,052
2nd Quarter	9,751	11,884	75,190	6,791	9,854	34,115	217	10,640	412	10,374	424	2,216	424	2,216	17,595	132,535

(1) The figure shown here is slightly larger than the sum of the number of loans for single units and the number of multiple units shown in Table 33 because in two instances one loan covered several single dwellings (see footnotes 1, page 59, and 3, page 60, of Table 33).

(2) The figures for 1947 and 1948 are preliminary.

TABLE 33.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947 — JUNE, 1951.

Period	Life Insurance Companies				Trust Companies				Loan Companies			
	Single Units		Multiple Units		Single Units		Multiple Units		Single Units		Multiple Units	
	Number of Loans	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Amount \$000
1947 ⁽²⁾	14,365 ⁽¹⁾	67,724	1,301	20,463	893	3,093	129	412	2,973	11,657	340	1,214
1948 ⁽²⁾	20,912	108,562	2,103	32,355	1,643	7,802	112	409	3,762	15,322	450	1,432
1949	24,311	136,737	1,959	36,435	1,836	8,982	81	258	4,504	19,235	515	1,583
1950												
1st Quarter	5,596	34,084	368	8,038	218	1,137	34	99	1,076	4,832	135	399
2nd Quarter	11,285	70,965	844	16,748	379	1,987	40	131	1,259	5,773	206	649
3rd Quarter	10,994	69,236	713	11,308	366	1,737	54	127	1,571	7,378	200	567
4th Quarter	7,463	48,702	610	10,072	386	2,035	47	122	959	4,766	99	274
Total, 1950	35,338	223,707	2,535	46,166	1,349	6,896	175	479	4,835	22,749	640	1,889
1951												
January	2,474	15,392	212	4,411	92	540	19	42	260	1,386	18	58
February	2,018	13,936	135	1,869	46	277	5	13	229	1,192	30	84
March	2,591	17,772	201	6,311	99	646	10	38	336	1,781	40	131
1st Quarter	7,083	47,100	548	12,591	237	1,463	34	93	825	4,359	88	273
April	2,978	21,192	195	5,042	111	630	21	52	343	1,779	55	175
May	2,786	20,007	220	3,965	159	1,185	12	37	81	1,596	26	70
June	1,969	13,923	142	2,547	69	483	8	21	277	1,523	21	50
2nd Quarter	7,733	55,122	557	11,554	339	2,298	41	110	938	4,898	102	295

(1) Includes one loan approved for 2 single units and one for 21 single units.

(2) Revised.

TABLE 33. GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947 — JUNE, 1951 — *Concluded*.

Period	Fraternal Societies ⁽¹⁾						Fire Insurance Companies						All Lending Institutions ⁽²⁾					
	Single Units			Multiple Units			Single Units			Multiple Units			Single Units			Multiple Units		
	Number of Loans	Amount \$'000	Number of Loans of Units	Number of Loans	Amount \$'000	Number of Loans of Units	Number of Loans	Amount \$'000	Number of Loans of Units	Number of Loans	Amount \$'000	Number of Loans of Units	Number of Loans	Amount \$'000	Number of Loans of Units	Number of Loans	Amount \$'000	Number of Loans of Units
1947 ⁽³⁾	103	549	143	355	1,313	2	2	37	15	39	171	18,336 ⁽³⁾	1,928	83,060	1,928	8,075	26,107	8,075
1948 ⁽⁴⁾	380	2,134	256	684	2,757	4	4	26	13	61	240	26,701	2,943	133,846	2,943	10,735	39,758	10,735
1949	658	3,768	281	881	2,255	38	38	183	21	91	250	31,317	2,860	168,905	2,860	11,678	43,273	11,678
1950																		
1st Quarter	48	207	23	46	159	3	3	17	1	6	10	6,911	561	40,997	561	2,502	9,704	2,502
2nd Quarter	189	1,232	79	181	543	4	4	24	4	9	39	13,116	1,173	79,981	1,173	4,549	19,482	4,549
3rd Quarter	198	1,096	41	98	335	4	4	24	0	—	—	13,133	1,008	79,471	1,008	3,319	13,858	3,319
4th Quarter	110	629	19	48	134	5	5	37	1	2	11	8,923	776	56,069	776	2,691	11,228	2,691
Total, 1950	545	3,164	162	373	1,171	16	16	102	6	17	60	42,083	3,518	256,518	3,518	13,061	54,272	13,061
1951																		
January	23	124	2	5	6	0	0	—	0	—	—	2,819	251	17,442	251	1,012	4,709	1,012
February	3	19	6	14	38	0	0	—	0	—	—	2,296	176	17,424	176	535	2,158	535
March	2	32	12	30	102	0	0	—	0	—	—	3,028	263	20,231	263	1,337	6,883	1,337
1st Quarter	28	175	20	49	146	0	0	—	0	—	—	8,173	690	55,097	690	2,884	13,750	2,884
April	9	41	11	34	115	0	0	—	0	—	—	3,441	282	23,642	282	1,285	5,744	1,285
May	3	13	5	10	34	0	0	—	0	—	—	3,266	263	22,801	263	912	4,263	912
June	9	61	2	6	13	2	2	13	0	—	—	2,326	173	16,003	173	654	2,738	654
2nd Quarter	21	115	18	50	162	2	2	13	0	—	—	9,033	718	62,446	718	2,851	12,745	2,851

(1) Including mutual benefit societies and pension fund associations.

(2) The sum total of lending operations on single and multiple units by all lending institutions is shown in columns 2 to 4 in Table 32.

(3) Includes one loan approved for 2 single units and one for 21 single units.

(4) Revised.

TABLE 34.—NUMBER OF MORTGAGES REGISTERED AND DISCHARGED,
GREATER TORONTO AREA AND PROVINCE OF ONTARIO,
1945 — JUNE, 1951.

Period	Mortgages Registered		Mortgages Discharged	
	Greater Toronto	Ontario ⁽¹⁾	Greater Toronto	Ontario ⁽¹⁾
1945	17,638	52,517	17,667	57,539
1946	22,289	69,048	21,770	66,341
1947	24,095	73,543	22,485	64,744
1948	29,527	86,754	23,301	66,067
1949				
1st Quarter	7,065	18,868	5,667	15,197
2nd Quarter	9,798	26,166	6,780	18,181
3rd Quarter	10,347	27,633	5,995	16,077
4th Quarter	11,883	31,736	7,041	18,881
Total, 1949	39,093	104,403	25,483	68,336
1950				
1st Quarter	8,148	21,492	5,956	16,021
2nd Quarter	10,977	28,954	7,167	19,277
3rd Quarter	11,370	29,991	6,763	18,191
4th Quarter	11,275	29,740	7,403	19,911
Total, 1950	41,770	110,177	27,289	73,400
1951				
1st Quarter	8,799	— ⁽²⁾	6,373	— ⁽²⁾
2nd Quarter	12,521	— ⁽²⁾	8,028	— ⁽²⁾

(1) Revised series (see p. 107).

(2) Not available.

SECTION 5
BUILDING MATERIALS

TABLE 35.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER,
OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC
DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING
LUMBER, CANADA, 1945 — JUNE, 1951.
(1939 = 100)

Period	Production			Domestic Disappearance
	Lumber	Other Construction Materials	Total	
1945.....	114.0	147.6	122.1	144.3
1946.....	128.4	174.4	139.6	170.7
1947.....	134.9	209.7	153.6	198.6
1948.....	134.2	236.3	158.2	227.4
1949				
January.....	99.5	245.9	138.9	230.3
February.....	107.6	222.9	139.3	216.2
March.....	131.3	250.3	163.8	261.2
April.....	97.1	248.0	132.6	256.4
May.....	163.4	259.0	190.0	267.1
June.....	206.7	278.3	227.5	289.9
July.....	180.2	239.7	197.6	245.8
August.....	171.6	281.2	201.6	290.3
September.....	143.4	283.8	181.3	306.8
October.....	114.2	304.2	164.4	322.2
November.....	95.0	283.2	144.8	308.9
December.....	90.4	253.6	134.2	238.4
Annual Average	133.4	262.5	168.0	269.5
1950 ⁽¹⁾				
January.....	83.1	228.6	119.2	214.1
February.....	115.3	217.1	140.4	208.2
March.....	140.5	240.5	165.1	244.9
April.....	101.5	229.4	133.2	241.8
May.....	155.3	264.1	182.1	308.3
June.....	216.2	291.7	234.6	339.2
July.....	212.8	276.3	228.2	324.4
August.....	227.7	297.6	244.7	330.9
September.....	180.0	301.1	209.8	345.8
October.....	157.4	347.0	204.4	377.8
November.....	122.0	322.7	171.7	347.1
December.....	115.5	257.0	150.5	258.4
Annual Average.....	152.3	272.8	182.0	295.0
1951 ⁽¹⁾				
January.....	132.2	286.3 ⁽²⁾	170.4 ⁽²⁾	288.3 ⁽²⁾
February.....	146.6	268.3 ⁽²⁾	176.7 ⁽²⁾	272.9 ⁽²⁾
March.....	153.9	293.1 ⁽²⁾	188.3 ⁽²⁾	316.6 ⁽²⁾
April.....	122.9	300.3	166.9	324.5
May.....	182.3	322.1	216.8	349.9
June.....	248.3	308.6	262.8	329.6

(1) Preliminary.
(2) Revised.

TABLE 36.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — JUNE, 1951.
(In Units Specified)

Period	Lumber and Lumber Products			Clay Products			
	Sawn Lumber ⁽¹⁾	Hardwood Flooring	Wood Fibre Building Board	Building Brick ⁽²⁾	Flue Linings	Vitrified Sewer Pipe	Structural Tile
	Millions of Ft. B.M.	Thousands of Sq. Ft.	Millions of Sq. Ft. $\frac{1}{2}$ " B.	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons
1945	4,514.2	— ⁽³⁾	164.7	190.9	— ⁽³⁾	— ⁽³⁾	90.2
1946	5,083.3	41,318	161.8	274.1	940.1	3,055.9	134.4
1947	5,877.9	52,250	203.1	295.4	1,025.0	3,959.1	150.2
1948	5,908.8	66,007	220.7	316.7	1,197.6	5,066.7	157.3
1949							
1st Quarter	1,125.1 ⁽⁴⁾	19,381	64.1	68.0	308.2	1,225.4	39.7
2nd Quarter	1,527.2 ⁽⁴⁾	19,150	65.2	84.4	273.6	1,156.2	37.9
3rd Quarter	1,687.8 ⁽⁴⁾	18,014	42.8	94.4	270.7	975.4	49.5
4th Quarter	999.1 ⁽⁴⁾	22,955	55.6	91.2	360.5	1,006.0	45.4
Total, 1949	5,289.2	79,500	227.7	338.0	1,213.0	4,363.0	172.5
1950							
January	274.6	5,760	14.1	23.9	115.6	321.7	14.2
February	381.0	6,400	14.6	20.9	117.5	327.6	12.6
March	464.2	7,240	17.0	23.3	120.6	373.5	13.4
1st Quarter	1,119.8	19,400	45.7	68.1	353.7	1,022.8	40.2
April	335.5	6,597	14.8	22.8	97.0	318.8	13.6
May	513.3	6,317	17.6	31.4	63.8	389.5	16.2
June	714.6	6,286	20.2	37.3	85.9	456.2	17.2
2nd Quarter	1,563.4	19,200	52.6	91.5	246.7	1,164.5	47.0
July	703.2	6,400	19.4	34.3	119.4	414.9	18.3
August	752.5	6,500	21.1	36.2	120.4	423.2	17.4
September	594.9	7,500	18.4	36.1	121.8	475.1	17.0
3rd Quarter	2,050.6	20,400	58.9	106.6	361.6	1,313.2	52.7
October	520.3	9,900	21.5	36.0	94.6	490.2	16.9
November	403.1	9,600	24.4	34.0	127.4	428.8	14.5
December	381.7	9,300	24.2	29.5	125.8	481.4	12.7
4th Quarter	1,305.1	28,800	70.1	99.5	347.8	1,400.4	44.1
Total, 1950	6,038.9	87,800	227.3	365.7	1,309.8	4,900.9	184.0
1951							
January	436.9	6,450	23.4	29.8	122.7	315.8	13.8
February	484.5	7,144	22.1	24.2	117.9	434.2	12.2
March	507.8	8,056	25.6	28.4	152.5	340.3	14.4
1st Quarter	1,429.2	21,650	71.1	82.4	393.1	1,090.3	40.4
April	406.1	6,861	24.2	30.3	97.5	299.3	12.5
May	602.5	6,570	25.5	37.1	95.9	304.1	17.1
June	820.6	6,437	22.4	36.8	111.2	325.3	18.6
2nd Quarter	1,829.2	19,868	72.1	104.2	304.6	928.7	48.2

(1) Data for 1950 and 1951 are estimated.

(2) Data on production of building brick for the period 1949, 1950 and 1951 are estimated (see p. 108).

(3) Not available.

(4) Revised.

TABLE 36.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — JUNE, 1951 — *Continued.*
(In Units Specified)

Period	Iron and Steel Products					Mineral Wool	
	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings	Steel Pipe and Fittings	Structural Steel	Wire Nails and Spikes	Batts	Granul- ated and Loose
	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Millions of Sq. Ft.	Millions of Cu. Ft.
1945	20.8	45.9	139.3	150.2	70.0	34.4	5.4
1946	25.1	65.2	96.3	115.5	58.9	54.8	10.1
1947	32.5	77.7	90.4	161.2	77.4	82.3	9.8
1948	45.7	93.4	102.6	172.9	86.8	93.4	10.1
1949							
1st Quarter	13.0	25.8	40.0	45.8	20.9	29.3	2.9
2nd Quarter	9.0	22.9	44.0	41.5	23.7	24.6	3.2
3rd Quarter	10.7	19.1	39.2	44.0	19.9	39.6	4.3
4th Quarter	14.9	23.7	41.0	48.9	24.0	44.3	4.4
Total, 1949	47.6	91.5	164.2	180.2	88.5	137.8	14.8
1950							
January	3.7	8.1	10.3	12.9	7.1	10.2	1.1
February	3.6	9.2	10.6	10.7	6.5	7.8	1.0
March	3.3	4.9	12.5	12.9	7.5	9.6	1.1
1st Quarter	10.6	22.2	33.2	36.5	21.1	27.6	3.2
April	3.3	4.9	8.7	12.5	6.8	8.0	.8
May	4.0	5.7	8.9	14.0	7.7	12.3	.9
June	4.3	5.9	11.5	12.3	7.8	13.6	1.1
2nd Quarter	11.6	16.5	29.1	38.8	22.3	33.9	2.8
July	2.7	4.9	13.8	18.2	5.1	15.9	1.0
August	5.0	5.2	12.9	7.4	7.3	14.5	1.4
September	5.0	5.2	15.9	13.9	7.4	16.2	1.4
3rd Quarter	12.7	15.3	42.6	39.5	19.8	46.6	3.8
October	5.7	12.1	17.4	17.7	8.1	17.5	1.6
November	6.1	11.5	15.7	12.5	7.6	15.8	1.6
December	6.6	9.9	14.1	13.0	6.4	9.4	1.1
4th Quarter	18.4	33.5	47.2	43.2	22.1	42.7	4.3
Total, 1950	53.3	87.5	152.1	158.0	85.3	150.8	14.1
1951							
January	5.1	13.5	14.3	20.6	7.8	14.3	1.0
February	4.7	11.7	15.0	16.7	6.6	10.8	1.0
March	5.4	13.4	14.5	17.9	7.6	11.7	.7
1st Quarter	15.2	38.6	43.8	55.2	22.0	36.8	2.7
April	5.5	11.3	14.8	17.2	7.1	11.8	.8
May	5.8	10.9	14.7	20.9	8.2	11.9	.9
June	5.6	10.7	11.5	17.6	7.9	12.4	1.0
2nd Quarter	16.9	32.9	41.0	55.7	23.2	36.1	2.7

TABLE 36.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — JUNE, 1951 — *Continued.*
(In Units Specified)

Period	Cement and Cement Products			Electrical Wire and Wiring Devices ⁽¹⁾			
	Cement	Concrete Blocks ⁽¹⁾	Cement Pipe and Tile ⁽¹⁾	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable
	Millions of Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet
1945	7.8	—	—	—	—	—	—
1946	10.7	31.7	94.8	1,808.7	1,392.8	1,272.3	45.4
1947	12.2	39.8	134.7	2,344.6	2,121.2	5,794.5	67.0
1948	14.0	50.2	159.3	2,627.5	2,202.4	9,190.4	81.1
1949							
1st Quarter	3.5	9.6	23.2	670.0	636.4	2,419.5	25.4
2nd Quarter	4.1	13.4	31.1	558.8	491.8	2,086.9	12.6
3rd Quarter	4.3	13.4	32.6	333.9	359.7	1,082.3	21.0
4th Quarter	4.2	11.8	30.2	495.7	507.1	1,210.1	28.2
Total, 1949	16.1	48.2	117.1	2,058.4	1,995.0	6,798.8	87.2
1950							
January	1.2	3.8	6.8	152.6	133.2	468.2	8.8
February	1.1	2.9	8.3	167.9	102.3	401.1	8.6
March	1.3	3.7	10.0	193.2	148.4	169.0	7.4
1st Quarter	3.6	10.4	25.1	513.7	383.9	1,038.3	24.8
April	1.3	4.6	14.7	114.6	109.7	137.5	6.1
May	1.4	7.7	12.1	183.6	108.5	197.4	8.1
June	1.4	8.7	12.6	197.4	192.7	292.1	6.9
2nd Quarter	4.1	21.0	39.4	495.6	410.9	627.0	21.1
July	1.6	8.8	10.7	185.4	136.3	277.4	7.5
August	1.5	7.9	12.2	164.8	144.7	435.1	11.3
September	1.4	7.6	11.4	187.0	208.1	426.1	10.6
3rd Quarter	4.5	24.3	34.3	537.2	489.1	1,138.6	29.4
October	1.6	7.6	13.1	211.9	173.4	478.3	11.3
November	1.5	6.9	10.7	243.6	232.7	445.8	11.7
December	1.4	5.1	9.0	185.5	149.7	309.6	9.5
4th Quarter	4.5	19.6	32.8	641.0	555.8	1,233.7	32.5
Total, 1950	16.7	75.3	131.6	2,187.5	1,839.7	4,037.6	107.8
1951							
January	1.3	5.4 ⁽²⁾	10.9	213.7	205.1	317.5	11.3
February	1.2	4.8 ⁽²⁾	9.4	182.2	182.4	290.0	11.4
March	1.4	6.0 ⁽²⁾	16.5	182.7	159.1	382.4	11.1
1st Quarter	3.9	16.2 ⁽²⁾	36.8	578.6	546.6	989.9	33.8
April	1.5	6.5	20.6	206.5	161.9	324.3	10.6
May	1.5	7.6	23.4	220.7	241.2	375.2	8.4
June	1.4	9.1	25.3	163.3	229.1	248.7	8.7
2nd Quarter	4.4	23.2	69.3	590.5	632.2	948.2	27.7

(1) Data for 1945 are not available. Cement pipe and tile includes drain pipe, sewer pipe, water pipe and culvert tile.

(2) Revised.

TABLE 36.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — JUNE, 1951 — *Continued.*
(In Units Specified)

Period	Gypsum Products			Builders' ⁽¹⁾ Hardware	Sanitary Ware		
	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster ⁽¹⁾		Bath Tubs	Sinks ⁽²⁾	Wash Basins ⁽²⁾
	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons	\$000	Thousands of Units	Thousands of Units	Thousands of Units
1945	134.0	59.9	67.1	4,328.5	56.3	—	—
1946	203.4	75.0	97.3	5,596.8	57.9	103.7	78.6
1947	213.7	111.1	119.7	5,903.9	81.1	120.7	91.7
1948	237.7	153.0	137.1	9,766.8 ⁽³⁾	102.1	139.6	109.7
1949							
1st Quarter	54.5	43.8	33.2	2,718.6 ⁽³⁾	33.2	45.2	29.3
2nd Quarter	59.7	43.2	41.4	2,590.0 ⁽³⁾	33.8	60.0	33.0
3rd Quarter	53.0	40.2	43.5	2,333.4 ⁽³⁾	30.9	33.2	36.6
4th Quarter	63.4	46.8	42.7	2,448.4 ⁽³⁾	34.6	53.6	41.9
Total, 1949	230.6	174.0	160.8	10,090.4 ⁽³⁾	132.5	192.0	140.8
1950							
January	19.2	15.4	11.3	699.3	14.2	8.6	17.1
February	18.2	16.4	11.0	786.6	13.4	12.1	15.8
March	23.5	16.9	13.6	880.2	14.1	20.0	17.0
1st Quarter	60.9	48.7	35.9	2,366.1	41.7	40.7	49.9
April	19.2	16.3	12.7	713.7	12.3	13.6	15.4
May	17.1	19.9	13.3	691.1	10.3	18.7	20.0
June	19.0	19.6	15.3	698.8	10.3	12.5	20.1
2nd Quarter	55.3	55.8	41.3	2,103.6	32.9	44.8	55.5
July	12.4	14.1	13.4	706.3	6.4	7.6	11.7
August	18.1	20.7	16.7	671.8	11.1	18.1	15.3
September	18.8	20.9	16.1	862.2	11.9	16.6	16.3
3rd Quarter	49.3	55.7	46.2	2,240.3	29.4	42.3	43.3
October	23.0	18.8	16.7	754.3	11.4	17.0	16.7
November	21.5	20.3	15.6	1,017.8	13.4	11.0	19.2
December	17.4	19.6	12.8	867.7	10.3	10.9	16.5
4th Quarter	61.9	58.7	45.1	2,639.8	35.1	38.9	52.4
Total, 1950	227.4	218.9	168.5	9,349.8	139.1	166.7	201.1
1951							
January	20.1	20.8	14.7	1,001.7	14.0	15.6	16.7
February	18.8	21.6	12.8	1,000.1	11.2	9.0	17.7
March	20.6	20.4	15.4	1,068.0	12.1	11.3	20.0
1st Quarter	59.5	62.8	42.9	3,069.8	37.3	35.9	54.4
April	20.1	21.6	15.5	1,065.0	11.7	14.2	18.9
May	19.0	20.1	15.7	1,084.7	13.2	11.8	20.6
June	19.2	22.3	16.0	1,032.3	13.1	11.9	19.7
2nd Quarter	58.3	64.0	47.2	3,182.0	38.0	37.9	59.2

(1) Data for 1950 and 1951 are estimated (see p. 110).

(2) Data for 1945 are not available.

(3) Revised.

TABLE 36.— PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — JUNE, 1951 — *Concluded*.
(In Units Specified)

Period	Plumbing and Heating Equipment					Asphalt Products	
	Warm Air Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	Asphalt ⁽¹⁾ Shingles	Tar and Asphalt Felts
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	Thousands of Squares	Thousands of Tons
1945	35.2	13.6	6,657.6	128.8	57.2	1,432.2 ⁽²⁾	29.5
1946	46.6	14.3	7,465.7	138.4	76.6	1,982.6	38.1 ⁽²⁾
1947	54.3	18.1	8,224.5	157.7	121.0	2,085.6	46.7
1948	64.3	18.2	8,040.4	190.0 ⁽²⁾	146.7	2,040.3	45.3
1949							
1st Quarter	19.2	4.1	1,951.6	40.8 ⁽²⁾	35.0	351.7 ⁽²⁾	7.4
2nd Quarter	17.4	3.0	1,424.6	52.5 ⁽²⁾	51.7	686.1 ⁽²⁾	8.7
3rd Quarter	17.9	3.1	1,082.1	46.7 ⁽²⁾	42.4	920.2 ⁽²⁾	11.9
4th Quarter	26.2	5.3	1,701.3	52.2 ⁽²⁾	56.1	573.0 ⁽²⁾	11.9
Total, 1949	80.7	15.5	6,159.6	192.2 ⁽²⁾	185.2	2,531.0 ⁽²⁾	39.9
1950							
January	5.5	1.7	573.7	16.9	14.5	107.7	3.0
February	5.0	1.5	589.6	15.0	16.4	138.1	2.9
March	4.6	1.6	679.3	18.1	22.6	163.7	3.1
1st Quarter	15.1	4.8	1,842.6	50.0	53.5	409.5	9.0
April	4.0	1.4	392.8	13.2	16.2	193.9	3.6
May	4.3	1.5	425.5	13.2	22.7	245.8	3.6
June	7.0	1.6	656.0	12.2	20.5	347.2	4.3
2nd Quarter	15.3	4.5	1,474.3	38.6	59.4	786.9	11.5
July	6.6	.9	406.9	7.9	18.1	354.8	3.9
August	9.8	1.6	588.1	17.4	14.7	334.9	4.9
September	9.7	2.0	536.9	18.3	21.7	327.4	4.4
3rd Quarter	26.1	4.5	1,531.9	43.6	54.5	1,017.1	13.2
October	11.0	2.3	672.1	19.7	16.7	338.0	5.4
November	12.6	2.0	746.9	19.1	23.8	183.4	5.0
December	7.2	1.8	420.9	10.6	15.1	68.1	4.4
4th Quarter	30.8	6.1	1,839.9	49.4	55.6	589.5	14.8
Total, 1950	87.3	19.9	6,688.7	181.6	223.0	2,803.0	48.5
1951							
January	7.2	2.2	770.3	13.2	20.3	150.2	3.9
February	8.1	2.1	594.9	9.0	28.7	191.6	3.8
March	8.1	2.3	472.7	14.2	25.3	204.9	5.2
1st Quarter	23.4	6.6	1,837.9	36.4	74.3	546.7	12.9
April	7.6	2.2	735.2	13.3	26.7	221.3	5.3
May	7.6	2.4	813.4	17.3	24.7	284.9	5.0
June	5.4	1.7	807.3	11.8	31.7	264.7	4.2
2nd Quarter	20.6	6.3	2,355.9	42.4	83.1	770.9	14.5

(1) Includes siding.

(2) Revised.

TABLE 37.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — JUNE, 1951.
(In Units Specified)

Period	Cement		Building Brick		Flue Linings		Cast-Iron Soil Pipe and Fittings		Steel Pipe, and Fittings		Wire Nails and Spikes	
	Millions of Barrels of 350 lbs.		Millions of Bricks		Thousands of Feet		Thousands of Tons		Thousands of Tons		Thousands of Tons	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1949												
March	1.4	1.2	23.0	19.5	108.3	33.4	2.7	5.6	17.2	7.2	7.2	2.0
June	1.6	.7	29.1	24.1	91.9	20.5	3.0	5.6	17.4	6.5	9.2	.7
September	1.6	.2	30.5	25.7	78.0	13.2	4.6	1.5	15.6	5.3	8.0	4.4
December	.8	.8	23.9	30.1	99.1	35.9	3.2	6.0	15.2	17.6	7.2	5.6
1950												
January	.6	1.4	20.5	31.9	79.9	65.3	2.5	5.7	10.4	21.5	6.1	6.8
February	.8	1.7	18.5	32.7	78.7	102.4	1.9	6.8	11.0	24.8	5.8	7.6
March	1.2	1.8	25.7	30.0	92.0	131.0	2.7	12.6	14.8	30.1	7.7	7.6
April	1.4	1.7	21.0	31.1	86.4	141.6	2.7	12.6	14.8	30.1	6.8	7.6
May	2.1	1.0	34.4	26.4	106.8	100.8	4.0	7.8	22.0	30.1	7.4	7.9
June	1.8	.6	36.6	26.2	112.2	73.4	5.2	5.7	23.3	30.1	7.4	8.8
July	1.7	.5	33.1	25.8	127.5	55.3	4.3	3.6	25.7	31.3	7.1	7.1
August	1.6	.4	34.6	26.4	123.3	52.5	4.9	3.6	17.8	29.0	5.8	9.0
September	1.6	.2	36.0	25.4	163.7	10.5	5.4	3.0	18.7	29.2	8.2	8.4
October	1.6	.2	36.5	23.8	85.6	16.9	5.3	3.0	16.4	21.9	7.9	9.1
November	1.4	.2	35.4	21.7	134.8	9.5	5.7	3.2	20.4	16.0	7.7	9.4
December	.8	.7	28.3	22.2	104.7	20.6	5.2	4.6	14.0	22.4	6.6	9.4
1951												
January	.9	1.1	28.3	23.7	106.1	37.2	4.9	2.5	15.7	13.9	7.0	5.5
February	.9	1.4	23.5	23.6	102.8	48.2	4.2	2.9	14.7	14.4	6.9	5.8
March	1.4	1.5	27.9	23.2	166.2	34.5	4.7	3.0	14.7	14.0	7.7	6.0
April	1.5	1.4	27.2	25.4	95.9	36.0	4.4	3.7	14.9	13.9	6.9	7.0
May	1.9	1.0	35.7	25.1	92.4	39.5	4.7	4.2	16.9	11.5	8.4	9.1
June	1.7	.7	35.2	25.4	106.1	44.7	4.7	4.3	12.6	10.4	8.1	9.9

TABLE 37.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — JUNE, 1951 — *Continued.*
(In Units Specified)

Period	Bath Tubs		Sinks		Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Mineral Wool	
	Thousands of Units		Thousands of Units		Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Sq. Ft.	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1949												
March	11.5	1.1	18.1	5.4	19.7	1.9	14.5	1.8	14.4	1.2	6.3	1.5
June	9.9	2.2	16.7	6.9	19.6	1.3	15.6	.8	17.6	1.0	9.5	1.2
September	13.8	2.3	13.8	7.9	17.2	1.2	17.0	1.3	18.7	1.1	14.4	2.1
December	9.5	1.2	12.0	13.9	21.2	1.2	15.9	.7	15.5	.9	11.6	2.0
1950												
January	13.5	2.7	11.0	17.3	18.9	1.5	15.1	1.1	12.7	1.4	9.2	3.0
February	10.1	5.2	10.7	12.7	18.3	1.4	15.7	1.7	13.0	1.2	7.7	3.1
March	8.3	11.0	16.9	15.8	22.9	2.1	17.3	1.4	15.8	1.2	10.1	2.6
April	7.8	15.1	11.8	16.5	19.2	2.1	16.4	1.3	14.7	1.2	7.1	3.5
May	9.9	15.3	13.7	21.4	17.7	1.5	19.4	1.8	15.5	1.1	11.6	4.2
June	13.4	12.4	13.2	21.5	19.4	1.2	20.1	1.2	17.8	1.0	15.1	2.6
July	13.1	5.7	12.1	17.1	12.8	.8	13.8	1.6	15.6	1.0	16.4	2.1
August	12.3	4.5	16.6	18.8	17.1	1.8	21.1	1.1	19.3	1.1	14.4	2.2
September	13.7	2.7	20.5	14.2	19.2	1.4	20.6	1.5	18.9	.9	16.8	1.7
October	11.7	2.3	15.4	12.4	22.3	2.1	18.0	2.2	19.2	1.0	17.2	2.0
November	12.8	2.8	14.4	11.2	21.5	2.0	20.5	2.0	18.1	.9	13.1	.3
December	11.7	1.5	12.2	10.2	16.8	2.6	19.6	2.1	14.9	.9	9.6	1.6
1951												
January	14.0	1.2	14.7	10.8	20.0	2.7	20.5	2.3	16.8	1.1	13.3	2.7
February	11.6	.9	12.6	8.2	18.3	3.2	20.9	2.9	15.0	1.0	10.5	3.0
March	11.3	1.5	11.3	9.0	21.8	2.0	21.0	2.3	17.8	1.1	11.3	3.4
April	11.4	1.8	14.3	8.0	19.5	2.6	21.5	2.4	17.9	1.2	12.2	3.0
May	12.3	2.6	10.2	9.1	19.1	2.5	20.8	1.7	18.2	1.2	11.4	3.5
June	10.7	4.9	8.3	12.2	19.2	2.4	22.2	1.7	18.7	1.1	12.4	3.5

TABLE 37.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — JUNE, 1951 — *Concluded*.
(In Units Specified)

Period	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable		Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters	
	Thousands of Units		Thousands of Units		Millions of Feet		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1949												
March	223.5	135.2	902.1	141.3	4.8	4.9	.8	.9	13.7	.3	10.9	14.8
June	217.5	258.4	540.1	414.7	5.4	4.3	1.6	1.6	17.2	1.3	14.9	15.1
September	120.6	42.9	275.0	143.3	9.2	.7	1.8	1.0	19.1	2.0	14.9	11.1
December	140.1	60.0	309.4	152.7	9.4	1.4	1.7	.7	11.1	1.2	16.0	18.1
1950												
January	153.9	61.2	309.6	152.7	7.6	2.5	1.4	.9	17.0	1.1	12.1	22.2
February	156.8	88.2	221.4	378.1	5.6	5.5	1.2	1.1	14.7	1.3	18.8	17.5
March	163.8	110.9	147.5	399.6	5.7	7.8	.6	2.2	18.1	1.2	17.7	21.7
April	267.4	89.8	150.5	387.3	6.1	6.9	.5	2.0	11.9	2.5	15.7	19.9
May	166.5	106.8	228.5	356.2	8.0	6.8	.8	3.7	13.6	2.0	17.6	23.2
June	130.0	95.4	375.9	272.2	11.3	2.4	1.3	3.9	13.1	.9	21.0	21.5
July	190.2	116.1	427.1	122.5	7.7	2.2	1.3	3.7	9.1	.5	14.8	21.7
August	190.6	92.6	419.6	138.1	11.9	1.2	2.5	2.7	17.2	.7	12.7	21.3
September	182.2	96.6	419.4	144.7	10.2	1.9	2.5	2.1	17.9	.9	20.9	17.7
October	235.6	73.2	519.7	104.3	11.3	2.0	2.4	1.9	19.7	1.0	16.3	17.2
November	245.7	71.2	489.7	62.1	11.3	2.3	2.3	1.5	18.5	1.6	18.4	18.6
December	186.2	59.4	293.0	78.8	10.1	1.7	2.0	1.6	9.3	1.8	13.3	18.3
1951												
January	226.5	57.6	360.0	36.4	11.3	1.7	1.9	1.2	14.8	1.1	18.4	16.7
February	202.0	37.8	281.7	45.7	9.9	2.2	1.8	1.5	8.8	1.5	24.7	17.4
March	193.6	27.0	392.2	35.9	10.9	2.5	2.0	1.6	14.2	1.5	22.1	18.8
April	179.9	46.6	330.0	30.2	9.4	3.6	1.6	2.4	13.2	1.5	21.6	22.4
May	213.4	60.9	366.8	38.7	6.7	5.3	1.2	3.5	18.1	.7	19.3	23.5
June	150.6	68.2	252.7	34.7	7.6	6.3	1.3	4.0	12.0	.5	24.5	25.6

TABLE 38.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — JUNE, 1951.
(In Units Specified)

Period	Lumber and Lumber Products		Building Brick	Iron and Steel Products			
	Hardwood Flooring	Wallboard Building Board		Structural Steel	Wire Nails	Galvanized Sheets	Skelp
	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{4}$ " B		Thousands of Tons	Tons	Tons	Tons
1945	702	12.1	1.4	68.8	71	22,963	129,982
1946	404	18.7	1.1	99.5	680	15,331	54,385
1947	1,157	39.9	8.9	183.2	4,146	7,895	60,190
1948	8	18.3	8.3	194.3	6,315	7,047	60,783
1949							
1st Quarter	17	35.5	2.4	44.9	2,095	4,109	32,346
2nd Quarter	2,183	25.7	3.8	80.5	5,215	4,542	48,408
3rd Quarter	3,085	14.6	9.4	46.9	4,984	4,357	38,485
4th Quarter	2,973	19.7	6.2	25.8	975	3,260	21,658
Total, 1949	8,258	95.5	21.9	198.1	13,305	15,268	140,897
1950							
January	450	2.8	.7	11.5	202	458	15,575
February	692	3.2	.6	12.8	95	466	13,476
March	671	2.3	.6	12.0	178	701	5,037
1st Quarter	1,813	8.3	1.9	36.3	475	1,625	34,088
April	357	1.6	1.1	11.8	309	557	10,656
May	520	1.6	1.7	14.2	327	851	20,805
June	554	1.6	2.4	13.0	458	409	11,955
2nd Quarter	1,431	4.8	5.2	39.0	1,094	1,817	43,416
July	928	2.0	2.1	13.9	290	550	11,212
August	557	3.5	1.8	11.6	359	522	8,765
September	688	3.2	1.6	15.0	186	501	15,222
3rd Quarter	2,173	8.7	5.5	40.5	835	1,573	35,499
October	507	3.9	1.5	19.0	483	513	15,474
November	751	3.9	1.4	19.7	384	1,016	29,663
December	326	4.2	1.2	15.9	201	566	8,974
4th Quarter	1,584	12.0	4.1	54.6	1,068	2,095	54,111
Total, 1950	7,001	33.8	16.7	170.4	3,471	7,110	167,114
1951							
January	771	1.6	1.5	18.2	440	615	14,425
February	328	1.0	1.5	15.2	587	498	8,607
March	883	2.0 ⁽¹⁾	1.5	19.2	337	700	9,639
1st Quarter	1,982	4.6 ⁽¹⁾	4.5	52.6	1,364	1,813	32,671
April	1,032	2.2	2.0	27.0	772	593	12,240
May	1,000	2.7	1.8	34.7	2,285	1,032	8,943
June	820	1.7	1.8	26.6	1,022	692	11,581
2nd Quarter	2,852	6.6	5.6	88.3	4,079	2,317	32,764

(1) Revised.

TABLE 38.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — JUNE, 1951 — *Continued*.
(In Units Specified)

Period	Mineral Wool	Cement	Gypsum Plaster	Builders' Hardware	Sanitary Ware	
	Thousands of Sq. Ft.	Thousands of Barrels of 350 lbs.	Thousands of Tons	\$000	Bath Tubs \$000	Closets, Sinks and Basins \$000
1945	5,993	32.7	2.9	490	7	254
1946	7,822	350.1	7.6	653	206	535
1947	5,775	1,248.6	10.1	969	1,044	205
1948	74	1,120.7	10.0	1,076	231	83
1949						
1st Quarter	1	61.2	1.1	310	120	75
2nd Quarter	9	635.6	1.7	302	135	116
3rd Quarter	56	921.6	2.5	243	147	139
4th Quarter	46	665.6	3.4	363	91	44
Total, 1949	112	2,284.0	8.7	1,218	493	374
1950						
January	0	11.9	.3	119	29	51
February	0	0	.4	89	25	22
March	6	12.7	.3	109	26	24
1st Quarter	6	24.6	1.0	317	80	97
April	5	30.0	.4	104	57	56
May	4	34.9	.5	117	54	33
June	1	123.4	1.6	134	51	45
2nd Quarter	10	188.3	2.5	355	162	134
July	3	200.0	3.2	113	45	39
August	64	220.4	3.0	89	56	45
September	8	215.8	2.8	90	52	34
3rd Quarter	75	636.2	9.0	292	153	118
October	28	260.0	4.6	157	70	42
November	16	186.2	3.7	195	56	89
December	4	90.9	1.6	167	39	71
4th Quarter	48	537.1	9.9	519	165	202
Total, 1950	139	1,386.2	22.4	1,483	560	551
1951						
January	22	48.4	.9	201	98	60
February	39	35.9	.9	156	33	72
March	12	101.0	1.6	204	108	109
1st Quarter	73	185.3	3.4	561	239	241
April	26	202.0	1.9	177	81	134
May	27	284.0	1.8	208	111	163
June	20	217.9	1.3	158	91	76
2nd Quarter	73	703.9	5.0	543	283	373

TABLE 38.—IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — JUNE, 1951 — *Concluded*.
(In Units Specified)

Period	Plumbing and Heating Equipment				Common Colourless Window Glass	Paints, Pigments and Varnishes
	Warm Air Furnaces	Domestic Heating Boilers	Cast Iron Radiators	Electric Hot Water Tank Heaters		
	Units	\$000	Sq. Ft.	Units	Millions of Sq. Ft.	\$000
1945	334	35	280	— ⁽¹⁾	39.8	8,660
1946	1,542	133	7,595	— ⁽¹⁾	43.7	9,436
1947	2,506	319	43,824	— ⁽¹⁾	70.2	13,441
1948	7	16	0	3,214	96.3	14,276
1949						
1st Quarter	34	3	0	128	14.0	3,208
2nd Quarter	68	7	1,949	232	17.4	3,310
3rd Quarter	235	12	766	688	15.3	2,955
4th Quarter	185	11	624	237	17.9	4,394
Total, 1949	522	33	3,339	1,285	64.6	13,867
1950						
January	3	0	725	234	3.2	1,221
February	10	2	448	204	3.3	1,203
March	39	0	372	118	4.5	1,466
1st Quarter	52	2	1,545	556	11.0	3,890
April	23	1	0	402	5.5	1,263
May	43	4	340	226	6.6	1,582
June	17	2	0	73	5.9	1,541
2nd Quarter	83	7	340	701	18.0	4,386
July	179	0	0	244	7.0	1,394
August	9	3	1,506	78	5.9	1,587
September	12	7	2,753	478	5.2	1,762
3rd Quarter	200	10	4,259	800	18.1	4,743
October	100	4	7,137	173	6.5	1,908
November	411	25	3,845	284	9.8	1,845
December	189	6	2,628	173	5.1	1,441
4th Quarter	700	35	13,610	630	21.4	5,194
Total, 1950	1,035	54	19,754	2,687	68.5	18,213
1951						
January	380	6	3,843	164	3.5	1,979
February	73	11	7,436	288	3.8	1,555
March	149	12	1,741	227	3.9	2,110
1st Quarter	602	29	13,020	679	11.2	5,644
April	67	31	5,125	646	7.9	2,120
May	246	18	2,292	1,053	6.4	1,881
June	272	5	1,348	1,499	6.8	1,808
2nd Quarter	585	54	8,765	3,198	21.1	5,809

(1) Not available.

TABLE 39.—EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — JUNE, 1951.
(In Units Specified).

Period	Lumber and Lumber Products					Building Brick	Cement
	Sawn Lumber	Hardwood Flooring	Wood Fibre Insulating Board	Wood Shingles	Wood Laths		
	Millions of Ft. B.M.	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{4}$ "B	Thousands of Squares	Thousands of Laths	Millions of Bricks	Thousands of Barrels of 350 lbs.
1945	2,000.5	544	45.3	1,651	25,981	3.7	281.9
1946	2,083.3	106	36.1	1,775	26,193	6.1	114.4
1947	2,735.0	50	51.1	2,051	41,700	4.2	88.0
1948	2,467.7	25	40.2	2,353	55,513	4.9	73.0
1949							
1st Quarter	423.0	29	.9	369	8,006	.7	2.0
2nd Quarter	474.2	45	13.4	503	14,178	1.2	8.7
3rd Quarter	560.4	187	13.0	540	31,771	1.7	8.5
4th Quarter	731.1	350	3.1	739	23,202	.7	0
Total, 1949	2,188.7	611	30.4	2,121	77,157	4.3	19.2
1950							
January	142.3	470	1.2	127	3,419	.1	0
February	198.5	225	.8	139	4,210	0	0
March	263.6	423	1.1	282	5,566	0	0
1st Quarter	604.4	1,118	3.1	548	13,195	.1	0
April	226.2	464	.7	238	4,366	.1	0
May	276.0	1,029	1.8	278	7,136	.2	.4
June	358.5	1,719	1.4	270	9,162	.3	.5
2nd Quarter	860.7	3,212	3.9	786	20,664	.6	.9
July	384.6	1,801	1.2	257	12,105	.4	7.9
August	361.7	2,045	1.9	258	10,092	.4	7.9
September	404.9	2,552	1.6	326	13,031	.4	4.6
3rd Quarter	1,151.2	6,398	4.7	841	35,228	1.2	20.4
October	415.7	2,119	2.1	320	16,253	.4	1.8
November	302.5	1,722	2.5	220	7,149	.3	.6
December	228.0	1,566	1.3	208	3,668	.2	.2
4th Quarter	946.2	5,406	5.9	748	27,070	.9	2.6
Total, 1950	3,562.5	16,135	17.8	2,924	96,157	2.8	23.9
1951							
January	263.1	1,166	1.2	221	3,889	.1	0
February	240.4	783	1.7	232	4,600	.1	0
March	296.2	839	2.2	282	4,553	.2	.1
1st Quarter	799.7	2,788	5.1	735	13,042	.4	.1
April	303.2	681	2.2	290	4,926	.2	0
May	285.7	519	7.0	222	4,530	.3	.3
June	265.4	430	3.2	155	7,563	.4	.4
2nd Quarter	854.3	1,630	12.4	667	17,019	.9	.7

TABLE 39.—EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945—JUNE, 1951 — *Concluded*.
(In Units Specified).

Period	Iron and Steel Products				Common Colourless Window Glass	Gypsum Plaster	Paints, Pigments and Varnishes
	Cast Iron, Soil Pipe	Steel Pipe and Tubing	Structural Steel	Wire Nails and Spikes			
	Tons	Tons	Tons	Tons	Sq. Ft.	Tons	\$000
1945	506	— ⁽¹⁾	9,294	813.6	15,251	447	3,973
1946	157	3,158	7,781	1,270.5	4,301	969	4,407
1947	207	184	4,411	31.9	93,149	1,423	7,346
1948	658	2,812	10,506	1,854.1	57,959	744	6,235
1949							
1st Quarter	158	5,321	2,643	462.0	0	76	1,035
2nd Quarter	365	7,162	2,131	31.4	0	37	976
3rd Quarter	204	2,391	4,260	1.3	0	0	813
4th Quarter	271	1,932	1,230	.1	931	50	780
Total, 1949	998	16,806	10,264	494.8	931	163	3,604
1950							
January	282	11	54	0	0	35	336
February	84	2,013	130	0	0	0	508
March	166	353	62	0	200	2	385
1st Quarter	532	2,377	246	0	200	37	1,229
April	171	898	590	.1	400	25	188
May	63	64	55	0	0	6	243
June	45	1,195	94	.1	0	25	199
2nd Quarter	279	2,157	739	.2	400	56	630
July	94	428	283	.1	0	0	220
August	32	105	60	.1	92	9	298
September	126	364	46	.1	0	0	410
3rd Quarter	252	897	389	.3	92	9	928
October	106	260	259	.3	0	0	460
November	56	86	497	1.5	0	0	440
December	140	76	61	.1	225,700	0	338
4th Quarter	302	422	817	1.9	225,700	0	1,238
Total, 1950	1,366	5,855	2,191	2.4	226,392	102	4,025
1951							
January	103	210	188	5.2	289,856	0	310
February	112	157	32	0	40,400	0	339
March	78	17	214	1.2	34,260	26	514
1st Quarter	293	384	434	6.4	364,516	26	1,163
April	90	0	249	.1	55,880	25	631
May	126	295	166	.4	53,496	0	669
June	88	407	235	0	0	52	695
2nd Quarter	304	702	650	.5	109,376	77	1,995

(1) Not available.

TABLE 40.— PRODUCTION OF PIG IRON AND STEEL INGOT AND ESTIMATED
DOMESTIC DISAPPEARANCE OF ROLLING MILL PRODUCTS,
CANADA, 1945 — JUNE, 1951.
(Thousands of Tons)

Period	Pig Iron	Steel ⁽¹⁾ Ingot	Rolling Mill Products ⁽¹⁾			
			Production from		Exports	Domestic Disappearance
			Canadian Ingot	Imports		
1945	1,786 ⁽²⁾	2,761 ⁽²⁾	1,985	789	40	2,734
1946	1,404 ⁽²⁾	2,253 ⁽²⁾	1,606	721	36	2,291
1947	1,973 ⁽²⁾	2,855	2,052	906	51	2,907
1948	2,130 ⁽²⁾	3,087	2,212	939	239	2,912
1949						
1st Quarter	558	813 ⁽²⁾	580	321	50	851
2nd Quarter	581 ⁽²⁾	806	573	427	41	959
3rd Quarter	524	707	498	303	26	775
4th Quarter	500 ⁽²⁾	764 ⁽²⁾	544	106	45	605
Total, 1949	2,163 ⁽²⁾	3,090 ⁽²⁾	2,195	1,157	161	3,191
1950						
1st Quarter	527 ⁽²⁾	821 ⁽²⁾	580	188	25	743
2nd Quarter	582 ⁽²⁾	827	576	279	13	842
3rd Quarter	595	801	547	284	11	820
4th Quarter	612	847	565	326	20	872
Total, 1950	2,316 ⁽²⁾	3,296 ⁽²⁾	2,268	1,077	68	3,277
1951						
1st Quarter	615	875	627	299 ⁽²⁾	13	913 ⁽²⁾
2nd Quarter	643	888	644	452	124	972

(1) Excludes castings and forgings (see p. 111).

(2) Revised.

TABLE 41.—SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES,
CANADA, 1946 — JUNE, 1951.
(In Thousands of Tons)

Period	Building Construc- tion	Railway and Railway Car Shops	Con- tainers	Merchant Trade ⁽¹⁾ Products	Wholesalers and Warehouses	Automotive Industries	Miscella- neous	(1) Net Total Domestic Shipments	Producers Interchange	(1) Export Shipments	Total
1946	189.6	411.6	164.4	226.8	261.6	84.0	434.4	1,772.4	453.6	145.2	2,371.2
1947	273.6	463.2	171.6	250.8	331.2	138.0	556.8	2,187.6	806.4	168.0	3,162.0
1948	295.2	556.8	196.8	313.2	321.6	139.2	556.8	2,379.6	926.4	243.6	3,549.6
1949											
1st Quarter	92.5	155.4	48.9	97.3	87.0	39.5	136.9	657.5	272.5	55.2	985.2
2nd Quarter	96.6	138.6	55.5	90.4	89.2	33.2	126.4	629.9	266.7	75.7	972.3
3rd Quarter	82.7	125.4	53.8	79.7	84.9	36.7	114.4	577.6	215.9	32.0	825.5
4th Quarter	90.9	115.2	47.4	83.9	93.8	40.8	151.7	623.7	198.7	56.6	879.0
Total, 1949	362.7	534.6	205.6	351.3	354.9	150.2	529.6	2,488.7	953.8	219.5	3,662.0
1950											
1st Quarter	77.7	125.2	54.0	84.0	69.0	43.8	163.9	617.6	318.1	39.5	975.2
2nd Quarter	91.6	143.2	63.5	93.9	72.2	49.5	158.4	672.3	358.0	41.5	1,071.8
3rd Quarter	91.9	115.5	75.0	84.9	83.1	47.9	143.7	642.0	368.0	56.4	1,066.4
4th Quarter	96.4	116.9	69.5	95.2	90.0	58.9	155.5	682.4	356.2	81.4	1,120.0
Total, 1950	357.6	500.8	262.0	358.0	314.3	200.1	621.5	2,614.3	1,400.3	218.8	4,233.4
1951											
January	35.8	55.5	26.6	38.5	29.3	18.5 ⁽²⁾	56.3 ⁽²⁾	260.5 ⁽²⁾	143.5 ⁽²⁾	6.6	410.6
February	30.1	53.5	24.1	28.1	28.4	21.0	55.1	240.3	122.1	4.2	366.6
March	34.8	55.8	23.6	35.7	30.1	21.6	63.4	265.0	150.1	2.0	417.1
1st Quarter	100.7	164.8	74.3	102.3	87.8	61.1 ⁽²⁾	174.8 ⁽²⁾	765.8 ⁽²⁾	415.7 ⁽²⁾	12.8	1,194.3
April	28.5	57.2	24.8	35.1	30.1	24.9	62.7	263.3	145.5	2.1	410.9
May	36.4	55.6	28.3	35.2	30.6	29.2	65.5	280.8	161.6	3.1	445.5
June	34.4	49.8	26.1	34.4	28.3	21.4	71.4	265.7	135.5	3.4	404.6
2nd Quarter	99.2	162.6	79.2	104.7	89.0	75.5	199.6	809.8	142.6	8.6	1,261.0

(1) For details (see p. 111).
(2) Revised.

TABLE 42.— VOLUME OF SELECTED BUILDING MATERIALS UNLOADED⁽¹⁾
AT RAILWAY STATIONS IN CANADA,
1945 — JUNE, 1951.
(In Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material ⁽²⁾	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1945	3,622	3,954	411	401	837	57	9,282
1946	3,907	4,717	469	500	1,173	66	10,832
1947	4,395	5,868	554	619	1,314	84	12,834
1948	4,391	6,386	624	619	1,580	93	13,693
1949							
1st Quarter	890	540	138	127	372	15	2,082
2nd Quarter	1,076	1,576	167	145	584	23	3,571
3rd Quarter	1,140	2,148	160	152	580	26	4,206
4th Quarter	1,005	1,236	163	140	476	19	3,039
Total, 1949	4,111	5,500	628	564	2,012	83	12,898
1950							
January	221	181	46	34	84	2	568
February	262	168	46	36	103	4	619
March	355	196	57	40	148	5	801
1st Quarter	838	545	149	110	335	11	1,988
April	289	328	52	41	175	5	890
May	331	674	59	56	236	8	1,364
June	393	786	58	56	187	8	1,488
2nd Quarter	1,013	1,788	169	153	598	21	3,742
July	447	810	59	57	178	10	1,561
August	341	590	48	40	119	7	1,145
September	433	744	60	63	160	10	1,470
3rd Quarter	1,221	2,144	167	160	457	27	4,176
October	480	684	67	62	171	8	1,472
November	432	604	62	56	141	7	1,302
December	351	301	53	51	101	5	862
4th Quarter	1,263	1,589	182	169	413	20	3,636
Total, 1950	4,335	6,066	667	592	1,803	79	13,542
January	309	248	55	53	100	5	770
February	326	210	51	42	113	4	746
March	411	287	61	63	162	6	989
1st Quarter	1,046	745	167	158	375	15	2,505
April	391	453	66	68	196	8	1,182
May	375	671	84	64	202	10	1,406
June	419	774	75	63	181	10	1,522
2nd Quarter	1,185	1,898	225	195	579	28	4,110

(1) For source and explanatory note see p. 112.

(2) Includes plywood.

TABLE 43.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING
MATERIAL INDUSTRIES, CANADA,⁽¹⁾ 1946 — JUNE, 1951.

Period	Number of Persons Employed	Aggregate Weekly Payroll \$000	Average Weekly Earnings \$
1946 Annual Average	84,203	2,704	32.11
1947 Annual Average	97,787	3,539	36.09
1948 Annual Average	104,916	4,165	39.69
1949 Annual Average	109,401	4,726	43.32
1950—January	105,302	4,386	41.65
February	102,901	4,568	44.39
March	105,124	4,759	45.26
April	106,832	4,861	45.52
May	108,702	4,959	45.62
June	114,445	5,066	44.26
July	119,895	5,433	45.32
August	122,305	5,697	46.58
September	123,742	5,742	46.40
October	123,916	5,952	48.03
November	121,431	5,891	48.51
December	117,978	5,722	48.50
Annual Average	114,379	5,253	45.84
1951—January	110,426	5,003	45.31
February	111,610	5,455	48.89
March	112,282 ⁽²⁾	5,533 ⁽²⁾	49.28
April	113,876	5,695	50.01
May	114,951	5,899	51.32
June	119,435	6,003	50.26

(1) As reported by employers with 15 or more employees.

(2) Revised.

TABLE 44.— NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES,
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY REASON FOR LAYOFF, CANADA,
MARCH, 1948 — JULY, 1951.

Period	Number of Estab- lishments	Number of Employees	Number of Employees by Reason for Layoff		
			Lack of Orders	Lack of Material	Other ⁽¹⁾
1948 ⁽²⁾	68	6,842	1,678	933	4,231
1949					
1st Quarter	20	1,452	770	111	571
2nd Quarter	20	858	655	60	143
3rd Quarter	10	589	419	75	95
4th Quarter	19	745	495	50	200
Total, 1949	69	3,644	2,339	296	1,009
1950					
January	3	168	150	18	—
February	3	200	—	100	100
March	6	422	197	210	15
1st Quarter	12	790	347	328	115
April	4	284	84	100	100
May	10	597	149	20	428
June	2	65	40	25	—
2nd Quarter	16	946	273	145	528
July	2	50	—	10	40
August	4	280	—	130	150
September	3	128	28	100	—
3rd Quarter	9	458	28	240	190
October	11	572	355	87	130
November	6	439	220	—	219
December	3	150	120	—	30
4th Quarter	20	1,161	695	87	379
Total, 1950	57	3,355	1,343	800	1,212
1951					
January	4	387	—	262	125
February	3	105	25	40	40
March	2	80	—	30	50
1st Quarter	9	572	25	332	215
April	6	341	158	60	123
May	5	282	157	125	—
June	1	40	40	—	—
2nd Quarter	12	663	355	185	123
July	2	84	75	9	—

(1) See p. 112.

(2) Covers period March — December only.

BUILDING LABOUR

TABLE 45.—EMPLOYMENT BY OCCUPATION AND INDUSTRY, UNEMPLOYMENT AND THE LABOUR FORCE, BY INDUSTRY,
CONSTRUCTION, NON-AGRICULTURAL AND TOTAL, CANADA, QUARTERLY, NOVEMBER, 1945 — JUNE, 1951.
(In Thousands)

Week Ending	Persons Employed			Persons Unemployed			Labour Force		
	Construction		Non-agricultural Industries	Total	Construction Industry	Non-agricultural Industries	Total	Construction Industry	Non-agricultural Industries
	(1) Occupation	Industry							
1945—November 17	—	184	3,269	4,326	13	165	172	197	3,434
1946 Annual Average	—	227	3,465	4,652	13	139	143	239	3,604
1947 Annual Average	—	252	3,695	4,810	12	94	98	264	3,789
1948 Annual Average	270	289	3,783	4,879	16	99	103	305	3,882
1946—March 5	258	251	3,744	4,700	47	192	199	298	3,936
June 4	350	350	3,895	5,018	16	101	103	366	3,996
August 20	343	362	3,920	5,155	15	95	98	377	4,015
October 29	352	329	4,005	5,053	22	137	147	347	4,142
Annual Average	326	323	3,891	4,981	25	131	137	347	4,022
1950—March 4	260	263	3,856	4,796	74	301	312	337	4,157
June 3(2)	353	343	4,076	5,120	33	144	146	376	4,221
August 19	380	380	4,070	5,221	16	101	103	396	4,171
November 4	363	366	4,115	5,084	22	112	117	388	4,227
Annual Average	339	338	4,029	5,055	36	165	169	374	4,194
1951—March 3	298	302	4,151	5,000	45	167	172	347	4,318
June 2	329	357	4,231	5,247	14	84	85	371	4,315

(1) Not available prior to August, 1947.

(2) Includes an estimate for Manitoba (see p. 112).

TABLE 46.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK, CANADA, MARCH, 1949 — JUNE, 1951.

Week Ending	Percentage of Workers, by Number of Hours Worked per Week					Average Number of Hours Worked ⁽¹⁾	Total Number of Hours Worked per Week (In Thousands)
	Less than 15	15-34	35-44	45-54	More than 54		
1949							
March 5	8.4	7.2	46.0	33.2	5.2	40	9,840
June 4	3.4	4.8	41.5	38.6	11.7	44	15,136
August 20	4.1	5.1	40.6	38.0	12.2	44	15,708
October 29	4.0	7.2	44.0	36.9	7.9	42	13,650
Annual Average	4.7	5.9	42.8	37.0	9.6	43	13,674
1950							
March 4	12.4	11.9	45.9	25.4	4.4	36	9,324
June 3	3.7	5.5	48.5	34.8	7.5	42	14,154
August 19	4.0	5.9	45.2	35.1	9.8	43	16,168
November 4	3.3	7.2	47.8	33.9	7.2	44	15,928
Annual Average	5.8	7.6	46.8	32.3	7.2	41	13,694
1951							
March 3	10.8	7.8	46.2	30.1	5.1	38	11,248
June 2	3.1	6.3	48.0	31.8	10.8	43	15,136

(1) For qualitative note (see p. 113).

TABLE 47.— EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, ⁽¹⁾ 1945 — JUNE, 1951.

Period	Building Industry			Indexes of Employment (1939 = 100)	
	Number of Persons Employed	Aggregate Weekly Payroll \$000	Average Weekly Earnings \$	Building Industry	Non- Agricultural Industries
1945					
Annual Average	44,932	1,533	34.03	149.1 ⁽²⁾	147.5 ⁽²⁾
1946					
Annual Average	65,386	2,230	33.97	213.3 ⁽²⁾	145.9 ⁽²⁾
1947					
Annual Average	88,124	3,322	37.41	279.1	158.3
1948					
Annual Average	100,726	4,192	41.41	311.8	165.0
1949					
Annual Average	115,453	5,133	44.37	340.9	165.5
1950—					
January	109,639	4,382	39.97	322.1	163.8
February	101,977	4,551	44.62	299.5	158.3
March	99,650	4,613	46.29	292.7	157.9
April	104,414	4,883	46.77	306.4	159.0
May	109,970	5,184	47.14	322.7	159.7
June	121,543	5,577	45.88	356.7	166.0
July	130,865	6,107	46.67	384.0	170.8
August	135,397	6,301	46.54	397.2	172.5
September	138,804	6,533	47.07	407.2	174.1
October	137,033	6,596	48.13	401.7	177.1
November	136,706	6,636	48.54	400.0	178.1
December	133,935	6,481	48.39	391.9	179.2
Annual Average	121,661	5,653	46.33	356.8	168.0
1951—					
January	120,165	5,080	42.73	347.8	175.3
February	115,891	5,667	49.22	338.0	172.3 ⁽³⁾
March	114,303	6,850	49.77 ⁽³⁾	334.6 ⁽³⁾	172.3 ⁽³⁾
April	115,812	5,634	48.51	339.7	173.3
May	124,116	6,319	50.92	363.0	175.6
June	132,701	6,686	50.38	388.1	179.4

(1) As reported by employers with 15 or more employees. Revised series (see p. 113).

(2) Estimated.

(3) Revised.

TABLE 48.— NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, ⁽¹⁾
1945 — JUNE, 1951.

Period	Number of Hourly ⁽²⁾ Wage-Earners	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (Thousands)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945					
Annual Average	33,770	40.5 ⁽³⁾	1,364	81.1 ⁽³⁾	32.68
1946					
Annual Average	52,899	37.4 ⁽³⁾	2,057	82.2 ⁽³⁾	32.28
1947					
Annual Average	72,738	39.1 ⁽³⁾	2,867	90.9 ⁽³⁾	35.67
1948					
Annual Average	82,341	38.8	3,296	99.6 ⁽³⁾	40.26
1949					
Annual Average	93,756	40.1	3,764	107.9	43.27
1950—					
January	88,573	34.6	3,061	108.9	37.68
February	81,166	38.6	3,132	110.7	42.73
March	79,099	40.0	3,166	111.7	44.68
April	83,307	40.2	3,345	112.4	45.18
May	87,809	40.1	3,510	113.9	45.67
June	98,415	39.4	3,877	112.4	44.29
July	106,953	40.5	4,333	112.2	45.44
August	111,130	40.2	4,470	112.5	45.23
September	113,023	40.2	4,554	114.1	45.87
October	112,221	40.6	4,561	115.8	47.01
November	111,865	40.4	4,518	117.1	47.31
December	108,523	40.1	4,360	117.5	47.12
Annual Average	98,507	39.6	3,907	113.3	44.85
1951—					
January	95,484	33.7	3,237	118.7	40.00
February	92,131	39.2	3,613	121.2	47.51
March	90,218	39.4 ⁽³⁾	3,544	122.1	47.99
April	92,117	37.9	3,492	122.5	46.43
May	100,314	39.7	3,985	124.0	49.23
June	111,647	37.7	4,211	125.6	47.35

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour.

(3) Revised.

TABLE 49.— LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND
TOTAL LABOUR INCOME, CANADA,⁽¹⁾
1945 — JUNE, 1951.

Period	Construction Labour Income \$ Millions		Total Labour Income \$ Millions	
	Current Dollars	Constant Dollars	Current Dollars	Constant Dollars
1945.....	228	228	5,016	5,016
1946.....	300	290	5,376	5,194
1947.....	408	360	6,384	5,630
1948.....	492	379	7,320	5,644
1949				
1st Quarter.....	110	83	1,879	1,409
2nd Quarter.....	134	100	1,927	1,441
3rd Quarter.....	163	120	2,010	1,478
4th Quarter.....	144	106	1,996	1,474
Total, 1949	551	409	7,812	5,802
1950				
January.....	38	28	637	473
February.....	39	29	643	475
March.....	40	29	650	474
1st Quarter.....	117	86	1,930	1,422
April.....	43	31	655	477
May.....	50	36	672	489
June.....	54	39	695	502
2nd Quarter.....	147	106	2,022	1,468
July.....	56	40	704	502
August.....	58	41	699	496
September.....	58	41	729	513
3rd Quarter.....	172	122	2,132	1,511
October.....	57	40	740	518
November.....	55	38	750	525
December.....	44	31	721	503
4th Quarter.....	156	109	2,211	1,546
Total, 1950	592	423	8,295	5,947
1951				
January.....	46	32	741	513
February.....	45	31	741	505
March.....	45	30	758	504
1st Quarter.....	136	93	2,240	1,522
April.....	53	35	769	505
May.....	58	38	788	517
June.....	63	41	825	535
2nd Quarter.....	174	114	2,382	1,557

(1) For coverage (see p. 114).

TABLE 50.—UNFILED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
CANADA, DECEMBER, 1944 — JUNE, 1951.

As at Date of Reporting Closest to End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfiled Vacancies	Unplaced Applicants	Unfiled Vacancies	Unplaced Applicants	Unfiled Vacancies	Unplaced Applicants	Unfiled Vacancies	Unplaced Applicants	Unfiled Vacancies	Unplaced Applicants	Unfiled Vacancies	Unplaced Applicants	Unfiled Vacancies	Unplaced Applicants	Unfiled Vacancies	Unplaced Applicants	Unfiled Vacancies	Unplaced Applicants
1944																		
December	566	127	1,416	2,070	324	915	119	48	554	367	288	260	3,267	3,787	1,915	597	5,182	4,384
1945																		
Annual Average	787	157	3,911	2,897	1,244	1,207	183	60	588	615	701	354	7,497	5,289	4,305	1,603	11,802	6,892
1946																		
Annual Average	793	168	2,428	4,760	493	2,067	179	62	279	1,146	428	663	4,591	8,865	2,638	2,199	7,229	11,064
1947																		
Annual Average	622	174	1,928	4,263	296	1,769	175	40	351	508	338	610	3,710	7,363	4,419	4,858	8,129	12,221
1948																		
Annual Average	411	265	1,715	6,081	246	1,825	200	62	268	532	183	785	2,375	8,929	1,902	6,334	4,426	15,884
1949																		
Annual Average	223	564	542	10,049	206	2,413	181	122	137	917	128	1,269	1,417	15,400	940	10,096	2,357	25,496
1950																		
January	89	1,731	64	28,695	29	6,654	20	585	31	1,802	53	3,930	286	43,397	161	23,995	447	67,392
February	58	2,007	161	29,296	43	6,055	32	586	38	2,119	51	4,047	383	44,110	188	24,736	571	68,846
March	105	1,911	176	29,718	82	5,737	47	527	62	2,436	89	3,925	561	44,254	462	28,272	1,023	72,526
April	221	1,091	473	22,448	313	3,499	48	327	100	2,280	165	2,859	1,320	32,504	1,317	21,854	2,637	54,358
May	298	559	772	11,645	499	1,387	91	158	99	1,631	190	1,577	1,949	16,957	1,767	10,876	3,716	27,833
June	369	325	698	6,700	355	903	188	94	187	952	145	930	1,942	9,904	1,618	6,762	3,560	16,666
Annual Average	238	789	479	13,772	161	3,021	109	140	137	1,207	131	1,908	1,255	20,936	1,368	12,848	2,623	33,785
1951																		
January	58	1,357	163	23,261	39	6,084	17	541	69	1,289	47	3,191	393	35,723	328	19,866	721	55,589
February	86	1,536	206	24,863	63	5,554	19	566	41	1,529	60	3,202	475	37,250	559	20,182	1,034	57,432
March	124	1,368	342	23,491	79	4,356	32	545	116	1,631	75	2,992	768	34,383	944	19,622	1,712	54,905
April	137	786	856	14,375	137	1,893	53	278	159	1,321	218	1,678	1,793	20,331	2,643	12,325	4,436	32,656
May	169	463	1,158	6,686	508	627	63	137	184	782	260	931	2,342	9,626	3,452	6,188	5,794	15,814
June	241	309	1,225	4,198	434	504	53	107	225	756	310	492	2,488	6,366	2,279	4,816	4,767	11,182

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers ⁽¹⁾	Total Construction Workers
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625
1948	1,375	24,425	7,728	411	2,796	2,561	4,988	44,284
1949	2,793	37,479	11,042	1,358	4,290	4,405	8,096	69,463
1950								
January	622	9,308	2,040	400	804	652	1,872	15,698
February	770	8,620	1,552	398	1,088	750	1,682	14,860
March	344	3,400	650	150	716	428	732	6,420
1st Quarter	1,736	21,328	4,242	948	2,608	1,830	4,286	36,978
April	180	2,052	446	106	592	440	346	4,162
May	116	1,516	296	74	420	378	382	3,182
June	52	646	216	28	186	220	204	1,552
2nd Quarter	348	4,214	958	208	1,198	1,038	932	8,896
July	46	506	112	14	94	162	160	1,106
August	22	586	316	4	118	178	166	1,390
September	38	770	408	10	116	158	198	1,698
3rd Quarter	106	1,862	836	28	328	498	524	4,194
October	44	918	662	34	132	180	308	2,278
November	124	2,308	1,446	76	192	256	688	5,090
December	262	4,408	1,564	158	294	176	1,184	8,046
4th Quarter	430	7,634	3,672	268	618	612	2,180	15,414
Total, 1950	2,620	35,038	9,708	1,452	4,752	3,980	7,922	65,472
1951								
January	706	9,151	2,315	387	765	442	1,960	15,726
February	700	7,349	1,262	413	755	469	1,268	12,216
March	181	1,797	298	103	478	249	395	3,501
1st Quarter	1,587	18,297	3,875	903	1,998	1,160	3,623	31,443
April	392	4,226	658	230	749	363	861	7,479
May	92	752	131	53	303	190	1,710	1,710
June	67	468	232	26	186	141	116	1,236
2nd Quarter	551	5,446	1,021	309	1,238	694	1,166	10,425

(1) Comprises foremen, inspectors, managers, structural iron workers, and other construction occupations.

TABLE 52.— VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,
BY NUMBER IN TRAINING, CANADA, 1947 — JUNE, 1951.⁽¹⁾

Trade and Type of Training	June 30, 1947	June 30, 1948	June 30, 1949	June 30, 1950	June 30, 1951
Bricklaying					
Vocational.....	255	27	0	0	0
Apprenticeship.....	547	653	402	316	363
Sub-total.....	802	680	402	316	363
Carpentry					
Vocational.....	371	21	0	0	0
Apprenticeship.....	1,421	1,470	1,146	996	1,000
Sub-total.....	1,792	1,491	1,146	996	1,000
Painting and Decorating					
Vocational.....	78	2	0	0	0
Apprenticeship.....	315	249	173	159	178
Sub-total.....	393	251	173	159	178
Plastering					
Vocational.....	29	0	0	0	0
Apprenticeship.....	185	256	239	256	253
Sub-total.....	214	256	239	256	253
Plumbing and Steam Fitting					
Vocational.....	185	7	1	0	0
Apprenticeship.....	1,396	1,615	1,360	1,575	1,635
Sub-total.....	1,581	1,622	1,361	1,575	1,635
Electrical					
Vocational.....	323	48	0	0	0
Apprenticeship.....	1,275	1,363	1,264	1,275	1,425
Sub-total.....	1,598	1,411	1,264	1,275	1,425
Sheet Metal					
Vocational.....	50	7	0	0	0
Apprenticeship.....	571	609	551	564	617
Sub-total.....	621	616	551	564	617
All Trades					
Vocational.....	1,291	112	1	0	0
Apprenticeship.....	5,710	6,215	5,135	5,141	5,471
Total.....	7,001	6,327	5,136	5,141	5,471

(1) Apprenticeship figures do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.

TABLE 53.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,
1945 — JUNE, 1951.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947	164	778	241	55	164	653	141	2,196	671	2,867
1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949	413	809	225	76	141	581	72	2,317	969	3,286
1950										
January	10	23	8	1	0	22	7	71	11	82
February	19	42	6	3	3	31	3	107	19	126
March	32	56	14	4	6	30	3	145	18	163
1st Quarter	61	121	28	8	9	83	13	323	48	371
April	26	59	17	6	12	43	4	167	22	189
May	36	78	24	3	9	42	7	199	34	233
June	17	53	20	3	16	36	1	146	152	298
2nd Quarter	79	190	61	12	37	121	12	512	208	720
July	22	36	13	4	11	33	2	121	63	184
August	16	39	12	2	9	25	0	103	17	120
September	15	40	7	3	2	20	0	87	15	102
3rd Quarter	53	115	32	9	22	78	2	311	95	406
October	22	46	13	2	10	25	2	120	36	156
November	61	83	23	2	9	27	6	211	42	253
December	27	84	17	4	11	35	5	183	19	202
4th Quarter	110	213	53	8	30	87	13	514	97	611
Total, 1950	303	639	174	37	98	369	40	1,660	448	2,108
1951										
January	13	58	15	3	9	63	8	169	24	193
February	55	107	26	4	16	81	2	291	38	329
March	120	182	48	14	31	121	10	526	60	586
1st Quarter	188	347	89	21	56	265	20	986	122	1,108
April	118	15	56	15	43	121	21	389	86	475
May	146	307	113	26	57	200	40	889	109	998
June	179	357	106	23	55	196	27	943	176	1,119
2nd Quarter	443	679	275	64	155	517	88	2,221	371	2,592

TABLE 54.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA,
1948 — JUNE, 1951. ⁽¹⁾

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Other Skilled Construction Workers	Total Skilled Construction Workers
1948	118	366	112	30	85	141	54	48	954
1949									
1st Quarter	19	95	33	4	27	32	13	11	234
2nd Quarter	13	74	35	7	23	40	8	11	211
3rd Quarter	17	68	31	6	14	40	11	14	201
4th Quarter	14	60	23	11	16	21	11	13	169
Total, 1949	63	297	122	28	80	133	43	49	815
1950									
1st Quarter	15	66	22	10	16	23	7	12	171
2nd Quarter	17	82	25	10	19	23	14	10	200
3rd Quarter	22	62	22	14	17	30	11	16	194
4th Quarter	21	66	32	14	11	27	12	8	191
Total, 1950	75	276	101	48	63	103	44	46	756
1951									
January	3	17	7	1	2	5	5	2	42
February	1	16	7	2	2	5	1	2	36
March	0	14	11	2	9	4	6	3	49
1st Quarter	4	47	25	5	13	14	12	7	127
April	2	29	5	4	3	7	4	2	56
May	6	24	5	1	8	14	1	2	61
June	20	0	4	1	0	7	2	40	74
2nd Quarter	28	53	14	6	11	28	7	44	191

(1) Data are preliminary (see p.115).

PERIOD	The Building Industry				Building Material Industry				All Industries			
	Number of Strikes	Number of Establishments	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Establishments	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Establishments	Number of Workers	Time Lost in Working Days
1945	5	12	325	2,848	17	19	2,687	10,703	197	418	96,068	1,457,420
1946	12	76	892	6,535	23	232	39,684	1,459,840	228	1,299	139,474	4,516,393
1947	32	391	6,057	44,262	25	33	3,037	58,049	236	1,173	104,120	2,397,340
1948	18	257	3,322	39,546	11	15	1,189	7,405	154	674	42,820	885,793
1949	13	211	3,602	41,120	10	11	890	11,420	137	542	51,437	1,063,667
1950												
January	1	33 ⁽¹⁾	375	7,000	0	—	—	—	9 ⁽¹⁾	72 ⁽¹⁾	2,831 ⁽¹⁾	38,588 ⁽¹⁾
February	1	33 ⁽¹⁾	375	6,000	0	—	—	—	16 ⁽¹⁾	92 ⁽¹⁾	3,861 ⁽¹⁾	24,871 ⁽¹⁾
March	1	33 ⁽¹⁾	375 ⁽¹⁾	5,000	4	8	3,732	3,469	22	96 ⁽¹⁾	5,600 ⁽¹⁾	25,041 ⁽¹⁾
April	1	33 ⁽¹⁾	375 ⁽¹⁾	3,000	2	2	317	1,520	24 ⁽¹⁾	63 ⁽¹⁾	2,869 ⁽¹⁾	15,272 ⁽¹⁾
May	2	6 ⁽¹⁾	138 ⁽¹⁾	650 ⁽¹⁾	5	6	1,061	8,161	28 ⁽¹⁾	40 ⁽¹⁾	4,491 ⁽¹⁾	24,471 ⁽¹⁾
June	2	10	144	425	5	6	981	15,570	27	43	2,767 ⁽¹⁾	29,692 ⁽¹⁾
July	4	49	1,332	5,636	6	7	1,451	8,071	34 ⁽¹⁾	91	6,394 ⁽¹⁾	50,880 ⁽¹⁾
August	2	1	257	770	2	2	248	1,180	27 ⁽¹⁾	34 ⁽¹⁾	133,392 ⁽¹⁾	1,054,013 ⁽¹⁾
September	0	—	—	—	1	1	140	2,660	23 ⁽¹⁾	28 ⁽¹⁾	15,344 ⁽¹⁾	37,503 ⁽¹⁾
October	0	—	—	—	1	1	1,000	1,000	36 ⁽¹⁾	36 ⁽¹⁾	13,138 ⁽¹⁾	30,766 ⁽¹⁾
November	1	1	40	240	1	1	1,000	24,000	19 ⁽¹⁾	31 ⁽¹⁾	14,165 ⁽¹⁾	49,447 ⁽¹⁾
December	2	3 ⁽¹⁾	69	115	2	2	1,017	3,713	14 ⁽¹⁾	21	2,581 ⁽¹⁾	8,465 ⁽¹⁾
Total, 1950 ⁽²⁾	12 ⁽¹⁾	101 ⁽¹⁾	2,258 ⁽¹⁾	28,836 ⁽¹⁾	19	24	7,295	69,344	161	345	192,153	1,389,039
1951												
January	3	12	88	192	0	—	—	—	17	32	6,253	16,763
February	3	22	180	920	2	6	2,360	9,445	18	49	4,508	18,878
March	1	1	24	155	2	2	120	385	27	42	4,754	15,135
April	0	—	—	—	3	3	434	480	19	27	2,647	9,673
May	4	3	1,008	3,655	10	12	1,309	7,497	39	52	6,560	34,902
June	3	4	936	8,070	7	11	503	3,230	32	59	13,641	128,150
July	6	8	2,024	34,976	6	7	461	2,800	52	145	9,478	119,413

(1) Revised.

(2) Since some strikes overlap from one month to another, annual totals of the number of strikes, number of establishments, and of the number of workers involved, need not equal the sums of the respective monthly figures.

SECTION 7

BUILDING COSTS

TABLE 56.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1945—JULY, 1951.
(1939 = 100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Index Residential Building Materials	Composite Index All Con- struction Materials ⁽¹⁾
1945	182.4	108.6	119.8	146.3	105.4	130.2	118.6	108.8	121.8	145.0	142.0
1946	192.7	108.5	124.5	148.4	104.8	140.4	123.5	114.2	120.8	151.0	150.4
1947	230.7	116.8	137.3	174.5	107.9	165.5	141.0	143.9	136.7	176.4	185.6
1948	291.5	130.1	147.2	188.3	117.4	193.6	163.4	165.8	155.1	212.6	218.2
1949	307.2	135.1	155.3	184.8	119.0	185.1	174.9	169.3	167.2	222.9	224.7
1950—											
January	305.6	136.7	161.6	180.1	115.5	187.2	174.9	171.3	166.2	222.2	224.5
February	305.8	137.1	161.6	178.4	115.5	191.6	174.9	171.3	164.4	222.3	227.2
March	304.9	137.1	161.6	178.4	115.5	194.5	174.2	171.3	164.4	221.9	228.7
April	304.3	137.6	161.6	178.4	115.5	203.2	174.6	171.3	167.1	222.1	229.9
May	310.4	137.7	161.6	173.0	115.5	223.5	174.7	174.9	168.5	225.5	233.8
June	325.6	137.4	161.6	173.0	115.5	235.2	174.8	184.2	170.6	232.9	243.6
July	338.4	140.2	161.6	173.5	116.2	260.2	174.9	184.2	172.9	239.7	250.3
August	341.8	140.2	169.3	182.3	116.2	269.0	174.9	184.2	173.1	242.0	253.4
September	353.3	140.3	180.2	183.6	120.7	280.6	183.1	190.4	181.1	250.4	264.7
October	362.8	143.4	180.2	183.6	120.7	228.2	184.2	187.3	183.0	253.7	261.8
November	367.5	143.4	180.2	186.4	120.7	213.7	184.2	186.0	183.3	255.3	260.0
December	369.7	144.7	180.2	187.3	120.7	225.6	185.1	186.0	183.8	257.1	262.8
Annual Average	332.5	139.7	168.4	179.8	117.4	226.0	177.9	180.2	173.2	237.1	245.1
1951—											
January	380.1	145.1	180.2	199.2	125.3	240.2	186.9	193.0	186.6	263.5	274.2
February	389.2	145.4	181.4	200.1	125.3	250.3	188.4	193.0	195.6	268.7	281.8
March	400.9	149.3	181.4	198.8	127.4	251.3	198.9	193.0	195.6	276.2	285.8
April	408.5	148.3	187.0	204.5	127.4	247.0	202.4	194.9	199.1	280.7	288.1
May	412.7	149.8	187.0	204.0	127.4	238.2	203.4	205.2	200.0	283.0	288.3
June	411.1	148.8	187.0	205.3	127.5	216.9	206.7	215.6	200.0	282.7	284.5
July	411.1	148.8	187.0	204.5	127.5	214.0	207.9	216.3	208.5	283.3	284.1

(1) Revised series (see p. 115).

TABLE 57.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA, (1)
1945 — JULY, 1951.
(1939 = 100)

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Unskilled Construction Workers	All Construction Workers	All Industries (Including Holiday Pay Allowances)
1945	122.4	131.4	131.4	125.7	124.9	129.0	125.3	150.5	131.1	151.5
1946	134.0	144.4	143.1	136.1	137.0	141.9	141.8	160.0	143.9	156.5
1947	154.1	156.4	150.8	150.0	148.4	148.6	154.4	173.7	155.0	177.7
1948	172.7	176.1	172.4	178.1	171.3	171.7	169.6	197.4	176.3	200.3
1949	178.0	182.7	183.7	184.5	182.2	179.2	177.0	203.6	188.4	209.8
1950										
January	178.0	182.7	184.2	184.5	182.2	179.2	181.4	203.6	188.6	211.3
February	178.3	182.7	184.2	184.5	182.2	179.2	181.4	206.7	188.6	211.7
March	178.7	191.7	184.2	184.5	182.2	180.9	184.8	206.7	189.3	212.1
April	181.3	191.7	184.2	186.8	183.5	183.1	184.8	212.0	190.7	213.7
May	181.3	191.7	184.7	189.0	184.9	183.1	184.8	212.0	190.7	215.3
June	181.3	191.7	184.7	189.0	184.9	184.5	186.2	212.0	191.9	216.8
July	181.3	191.7	184.7	190.0	184.9	184.5	186.2	212.0	191.9	218.5
August	181.3	193.1	195.4	193.7	186.3	187.3	187.5	215.6	192.9	219.1
September	182.0	193.8	196.6	194.2	187.5	189.3	191.2	215.6	194.0	221.1
October	182.5 ⁽²⁾	194.2	196.6 ⁽²⁾	194.2	187.5	189.3	191.2	216.0	194.6 ⁽²⁾	224.5
November	182.9 ⁽²⁾	195.4	196.6 ⁽²⁾	194.2	187.5	189.3	191.2	216.0	195.2 ⁽²⁾	225.3
December	182.9 ⁽²⁾	195.4	196.6 ⁽²⁾	194.2	187.5	189.3	191.2	216.0	195.2 ⁽²⁾	226.2
Annual Average	180.7 ⁽²⁾	190.6	189.4 ⁽²⁾	189.5	184.9	184.5	186.4	211.6	190.6	217.1
1951										
January	182.9 ⁽²⁾	195.4	196.6 ⁽²⁾	194.2	187.9	189.3	191.2	216.0	195.3	227.3
February	182.9 ⁽²⁾	195.4	196.6 ⁽²⁾	194.2	187.9	189.3	191.2	216.0	195.3	228.3
March	183.4 ⁽²⁾	196.3 ⁽²⁾	196.6 ⁽²⁾	194.2	189.7 ⁽²⁾	193.2 ⁽²⁾	191.2	221.3 ⁽²⁾	195.3	230.7
April	184.3 ⁽²⁾	197.8 ⁽²⁾	196.6 ⁽²⁾	194.2 ⁽²⁾	195.2 ⁽²⁾	193.8 ⁽²⁾	191.2	221.3 ⁽²⁾	196.8	233.1
May ⁽³⁾	189.7	204.2	207.3	196.2	196.6	196.2	197.5	222.1	200.9	233.8
June ⁽³⁾	189.7	212.6	213.4	200.7	202.8	203.6	202.5	231.5	212.2	235.3
July ⁽³⁾	194.0	217.9	216.2	203.0	204.7	204.4	205.9	242.1	217.0	236.8

(1) For source and details of compilation (see p. 116).

(2) Revised.

(3) Preliminary.

TABLE 58.— COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES AND INDEXES OF COST OF LIVING AND RENT, 1945 — JULY, 1951.
(1939 = 100)

Period	Residential Building Materials and Wage Rates ⁽¹⁾	All Construction Materials and Wage Rates ⁽¹⁾	All Commodities	Cost of Living	Rent
1945	139.2	137.8	133.2	117.7	108.0
1946	148.0	148.2	140.0	121.8	108.6
1947	168.3	174.3	164.6	133.5	112.4
1948	195.2	202.4	195.0	152.7	116.3
1949—January	207.0	208.7	203.4	157.2	117.2
February	207.2	208.7	201.6	157.1	117.2
March	206.8	209.5	201.5	156.8	117.2
April	207.1	209.2	200.7	156.9	117.9
May	207.5	208.8	199.5	157.0	117.9
June	207.4	208.4	199.2	158.1	117.9
July	207.8	208.4	198.6	159.7	118.9
August	206.9	206.9	197.5	160.4	118.9
September	207.4	207.1	197.1	159.9	119.4
October	207.9	208.2	199.5	159.8	119.4
November	207.5	208.3	200.1	159.3	119.4
December	207.5	208.6	199.6	159.0	120.4
Annual Average	207.3	208.4	199.9	158.4	118.5
1950—January	208.2	209.5	200.6	158.6	120.4
February	208.2	211.1	201.6	159.2	120.4
March	208.0	212.0	203.1	161.3	127.8
April	210.3	214.8	204.1	161.6	127.8
May	212.8	217.7	206.4	161.6	127.8
June	217.1	223.4	210.9	163.0	127.8
July	221.6	227.9	213.7	165.0	130.0
August	223.4	230.0	217.4	166.0	130.0
September	228.8	237.1	224.4	167.3	130.5
October	230.8	235.5	221.8	168.2	130.5
November	232.0	234.7	224.2	168.2	131.4
December	233.0	236.4	227.0	168.6	131.4
Annual Average	219.5	224.2	212.9	164.1	128.0
1951—January	236.8	243.1	234.2	170.0	131.4
February	239.8	247.5	240.4	172.6	131.4
March	244.5	250.1	243.7	177.0	132.6
April	247.8	252.1	244.2	179.1	132.6
May	250.7	253.8	243.9	179.3	132.6
June	253.3	254.2	244.7	181.4	134.7
July	255.7	256.1	246.2	184.8	134.7

(1) For weighting and method of compilation (see p. 116). Data for the period April, 1951 — July, 1951, are preliminary.

TABLE 59.— PERCENTAGE DISTRIBUTION OF NEW COMPLETED DWELLINGS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946 — JULY, 1951.

Period of Completion	Number of Months under Construction ⁽¹⁾					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	—	—	—	—	—	11.0
1947	—	—	—	—	—	8.0
1948	20	32	27	12	9	6.5
1949						
January	12	39	36	4	9	7.0
February	10	35	38	10	7	7.3
March	3	31	49	11	6	7.9
April	6	28	41	19	6	7.9
May	8	25	41	20	20	8.0
June	20	16	42	15	7	7.4
July	29	16	29	16	10	7.3
August	31	27	15	14	13	6.9
September	30	43	8	10	9	5.9
October	21	53	10	8	8	6.1
November	25	46	14	4	11	6.3
December	17	45	27	3	8	6.5
Annual Average	18	34	29	11	8	7.0
1950						
January	15	41	31	3	10	6.8
February	8	47	27	8	10	7.2
March	6	41	40	9	4	7.0
April	5	36	40	15	4	7.6
May	8	27	39	15	11	8.5
June	17	24	35	15	9	7.9
July	32	17	21	18	12	7.1
August	34	26	14	14	12	6.6
September	26	40	13	14	7	6.4
October	20	50	11	8	11	6.4
November	21	49	13	4	13	6.6
December	17	42	23	3	15	7.8
Annual Average	17	37	26	10	10	7.2
1951						
January	13	38	39	1	9	7.1
February	4	36	44	3	13	8.0
March	3	39	39	8	11	8.1
April	7	34	44	10	5	7.6
May	5	25	49	14	7	8.5
June	13	21	45	12	9	7.7
July	28	19	36	10	7	6.8

(1) Not available for 1946 and 1947.

SECTION 8
BUILDING INDUSTRY
TABLE 60.— BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIALS INDUSTRY,
AND IN ALL INDUSTRIES, CANADA, 1945 — JUNE, 1951.

Period	Construction Industry				Building Materials Industry				All Industries			
	Number of Bankruptcies ⁽¹⁾	Assets \$'000	Liabilities \$'000	Number of Bankruptcies ⁽¹⁾	Assets \$'000	Liabilities \$'000	Number of Bankruptcies ⁽¹⁾	Assets \$'000	Liabilities \$'000	Assets \$'000	Liabilities \$'000	Number of Bankruptcies ⁽¹⁾
1945	56	248	645	12	105	290	264	1,650	3,792			
1946	35	358	580	3	41	56	269	3,411	5,984			
1947	53	581	1,102	29	878	1,107	509	6,994	11,107			
1948	73	679	1,375	25	1,286	1,309	799	12,849	18,151			
1949	68	1,158	1,775	55	2,550	3,281	1,045	18,616	27,058			
1950												
1st Quarter	41	591	970	14	218	480	372	5,410	8,292			
2nd Quarter	37	405	778	11	179	400	328	5,587	8,272			
3rd Quarter	25	175	288	7	151	224	254	5,054	8,422			
4th Quarter	45	430	843	8	180	224	338	5,095	7,669			
Total, 1950	148	1,601	2,879	40	728	1,328	1,292	21,146	32,655			
1951 ⁽²⁾												
1st Quarter	33	384	602	6	125	210	243	3,131	4,503			
2nd Quarter	36	252	687	4	52	73	277	3,309	5,245			

(1) See p. 117.
(2) Preliminary.

TABLE 61.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,
CANADA, 1945 — JULY, 1951.
(1939 = 100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1945.....	118.0	102.7
1946.....	152.2	119.1
1947.....	139.9	108.9
1948.....	138.1	117.5
1949—January.....	145.5	119.8
February.....	142.1	112.1
March.....	139.8	110.1
April.....	142.0	109.4
May.....	138.6	108.3
June.....	133.7	101.4
July.....	139.4	106.8
August.....	142.4	111.1
September.....	145.5	112.1
October.....	154.0	118.3
November.....	161.3	123.8
December.....	166.0	123.3
Annual Average.....	145.8	113.1
1950—January.....	172.0	124.2
February.....	172.6	123.1
March.....	171.8	123.4
April.....	177.8	132.1
May.....	180.1	136.2
June.....	183.5	138.3
July.....	171.0	131.0
August.....	189.9	145.8
September.....	199.4	152.7
October.....	216.2	157.6
November.....	215.0	156.5
December.....	219.3	158.3
Annual Average.....	189.1	139.9
1951—January.....	249.0	169.7
February.....	264.2	184.2
March.....	256.0	180.9
April.....	265.4	185.4
May.....	268.8	184.5
June.....	262.1	180.3
July.....	269.2	181.8

PART III

SOURCES AND EXPLANATORY NOTES

SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S." and "C.M.H.C." respectively.

PART I

CHARTS

FIGURE 1.—DWELLINGS STARTED, PUBLICLY ASSISTED AND TOTAL, CANADA, QUARTERLY, 1948-JUNE, 1951.

Chart based on data shown in Table 14.

FIGURE 2.—PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA, QUARTERLY, 1947-JUNE, 1951.

Chart based on data shown in Table 36.

FIGURE 3.—INDEXES OF RESIDENTIAL BUILDING MATERIAL PRICES, WAGE RATES OF CONSTRUCTION WORKERS AND COMBINED INDEX OF MATERIAL PRICES AND WAGE RATES, CANADA, JANUARY, 1948-JULY, 1951.

Chart based on data shown in Tables 56-58.

PART II

TABULAR MATERIAL

TABLE 1.—NET FAMILY FORMATION, CANADA, 1945-JUNE, 1951.

Net family formation is the total number of new families formed minus the number of existing families dissolved. The number of families formed is taken as the sum of marriages and married female immigrants. Dissolutions represent the sum of deaths to married persons, emigration of married females and divorces.

Data on marriages for the period 1945-June, 1951, deaths to married persons for the period 1945-1949 and data on divorces for the period 1945-1950 obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S. Quarterly data on deaths to married persons during 1949 and annual and quarterly data for 1950 and first half, 1951, estimated by the Economic Research Department, C.M.H.C., on the basis of total deaths during the corresponding periods. Quarterly data on divorces during 1949 and 1950 have been averaged from annual totals and will be revised when actual data become available. The figure for the first half, 1951, is estimated on the basis of trend for the period 1945-1950.

TABLE 2.—NUMBER OF BIRTHS, DEATHS AND MARRIAGES AND TOTAL POPULATION, CANADA, 1945-JUNE, 1951.

Population data for the period 1945-1948 obtained from *Population of Canada by Province 1921-1950, estimated as of June 1, for Intercensal Years*, D.B.S. Data for births, deaths, and marriages for the period 1949-June, 1951, obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S.

Population data for the second, third and fourth quarters, 1949, and the first, second and fourth quarters, 1950, estimated by the D.B.S. Population data for the first quarter, 1949, the third quarter, 1950, and the first quarter, 1951, estimated by the Economic Research Department, C.M.H.C.

TABLE 3.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1945-JUNE, 1951.

Data compiled by courtesy of D.B.S. from data supplied by the Immigration Branch, Department of Citizenship and Immigration.

TABLE 4.—NUMBER OF EMIGRANTS FROM CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1945-JUNE, 1951.

Figures are estimated by the Economic Research Department, C.M.H.C., on the basis of data supplied by D.B.S., and the Foreign Exchange Control Board. For the period July 1948 to December 1950, basic data have been revised in accordance with *Statistics of Emigration from Canada*, D.B.S. Reference Paper No. 26, May, 1951. All data are provisional and subject to adjustment following the 1951 Census.

Estimates of total emigration are based on the number of Canadian immigrants entering the United States as supplied by the Immigration and Naturalization Service of the United States Department of Justice for the period 1945 to December, 1949. Data were also available on the number of Canadian immigrants entering the United Kingdom during the period, 1945 to December, 1950, as obtained from periodic issues of the *British Board of Trade Journal*. An allowance was made for emigration to other countries. Estimates for 1950 and 1951, are based on the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident, with the intention of leaving the country permanently. An allowance was made for emigrants leaving Canada without making application to the Foreign Exchange Control Board.

Estimates for emigration of married females and children under eighteen years of age are based on data supplied by the Foreign Exchange Control Board as indicated above.

TABLE 5.—NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA, BY COUNTRY, 1945-JUNE, 1951.

Data compiled by the Economic Research Department, C.M.H.C. Sources are the same as for Tables 3 and 4.

TABLE 6.—NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1945-AUGUST, 1951.

Sources of data shown in Table 6 are as follows:

1945 *Housing Statistics*, 1946, D.B.S.

1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S. Data for units under construction at the end of 1946 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.

1947 Data for completions obtained from *Supplement to Housing Statistics*, 1947, D.B.S. Data for units under construction at the end of 1947 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S. Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.

1950-August, 1951 Data obtained from monthly issues *New Residential Construction*, D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics*, 1946, D.B.S.

Estimates for 1948, 1949 and 1950-August, 1951 are based on the results of a nationwide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of August, 1951, does not equal the number shown as under construction at the end of 1950 plus starts less completions during the first 8 months of 1951. The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 7.—NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS, CANADA, 1947-AUGUST, 1951.

The data on dwellings started in metropolitan areas and in other cities and towns with population of 5,000 and over are obtained by direct count by C.M.H.C. Dwellings started in other areas are estimates prepared by D.B.S. based on sample surveys. Sources of data are:

1947 Data compiled by the Economic Research Department, C.M.H.C., from figures supplied by the Public Finance Statistics Division, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.

1950-August, 1951 Data obtained from monthly issues *New Residential Construction*, D.B.S.

TABLE 8.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS, CANADA, 1947-AUGUST, 1951.

Sources are the same as for Table 7.

TABLE 9.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY TYPE OF UNIT, CANADA, 1947-AUGUST, 1951.

1947 Data obtained from *Supplement to Housing Statistics, 1947, Dwelling units—Types of Buildings and Types of Construction for Individual Municipalities and Other Areas*, D.B.S.

1948-August, 1951 Sources are the same as for Table 7.

TABLE 10.—GROSS AND NET RESIDENTIAL CAPITAL FORMATION, CANADA, 1945-JUNE, 1951.

Data for this publication for the years 1945-1948 were obtained from *Residential Real Estate in Canada*, by O. J. Firestone, University of Toronto Press, 1951, Tables 77 and 78, pp. 281 and 283. Annual data shown in *Residential Real Estate* for 1949 were preliminary and have been revised. The quarterly estimates for 1950 and 1951 were made by the Economic Research Department, C.M.H.C. Data for 1949-1951 include an allowance for Newfoundland.

Gross residential capital formation represents an estimate of expenditures on new construction and on major improvements and alterations to existing structures. It includes also, supplementary housebuilding expenses of installed non-moveable equipment and payments for professional land and repair services such as architectural and legal fees.

Capital consumption represents an estimate of depreciation and accidental losses to the stock of residential capital such as may be caused by fire, flood, or storm.

Both gross residential capital formation and gross capital consumption are net of raw land and relate to the value of assets created by construction activity only.

Information on the services and methods of estimation may be found in detail in *Residential Real Estate*, pp. 418-430.

TABLE 11.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE, RESIDENTIAL AND OTHER, CANADA, 1945-JUNE, 1951.

Data for total construction obtained from Economics Division, Department of Trade and Commerce. Housing data estimated by the Economic Research Department, C.M.H.C. The quarterly distribution for housing for 1948-June, 1951 estimated on the basis of quarterly data on starts, completions, the number of dwellings under construction and the trend of material prices and wage rates.

TABLE 12.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945-JUNE, 1951.

Data for 1945-February, 1947, obtained from annual and monthly issues of *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948-June, 1951, provided by courtesy the Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S.

The number of new dwelling units includes conversions. The 204 municipalities reporting to D.B.S. represented some 5,257,000 persons or 46 per cent of the total population of Canada as at the date of the 1941 census.

Data for May-November 1948, January-April 1949, and November-December 1950, based on returns from 203 municipalities, December 1948, 202 municipalities.

TABLE 13.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945-JULY, 1951.

Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. Maclean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1946 construction costs for the units are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are overhead and profits. This conversion factor was adjusted according to variations in the composite index of wholesale prices of residential building materials and wage rates in the construction industry as contained in Table 58.

TABLE 14.—NUMBER OF NEW PERMANENT DWELLINGS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947-JUNE, 1951.

Data compiled by Economic Research Department, C.M.H.C. Publicly-initiated housing comprises starts under the Veterans' Rental Housing Program of C.M.H.C. and Defence Construction Limited, and the Armed Service Married Quarters' Program of the Department of National Defence. Privately-initiated housing with Federal Government financial assistance in the form of loans covers starts under the National Housing Act, 1944, The Farm Loan Act, 1927, and the Veterans' Land Act, 1942. Privately-initiated housing with Federal Government financial assistance in the form of guarantees comprises starts under the Farm Improvement Loans Act, 1944, and the rental insurance plan, except those rental insurance units approved for National Housing Act loans.

National Housing Act starts for 1947 and 1948 were distributed by quarter according to the pattern established by the number of housing units approved for loans. Starts under the rental insurance plan, the Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944, were considered to be equal to the number of units approved under these provisions.

As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of The National Housing Act, 1944, financial assistance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

Data on "publicly-assisted housing starts" for 1950 as shown in this table differ from those shown in *Mortgage Lending in Canada, 1950*, C.M.H.C., Table 38, under the title "Dwellings Started and Completed by Principal Source of Financing and Province, Canada". The latter table includes starts of dwellings constructed for government employees but excludes dwellings started, on which double depreciation benefits have been extended. This table on the other hand, excludes starts on dwellings built for Government employees and includes dwellings built under the double depreciation assistance. An additional difference between data in the two tables is due to the fact

that only permanent dwellings are covered in this table whereas starts on temporary dwellings are included in Table 38, *Mortgage Lending in Canada, 1950*.

TABLE 15.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF DWELLINGS FINANCED, CANADA, FEBRUARY, 1945-AUGUST, 1951.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 16.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, CANADA, FIRST HALF, 1950 AND 1951.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 17.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF DWELLING, CANADA, FIRST HALF, 1950 AND 1951.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 18.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946-JUNE, 1951.

Data compiled by the Mortgage Department, C.M.H.C.

TABLE 19.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941-JUNE, 1951.

Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947-June, 1951 compiled by the Accounting Division, C.M.H.C. For the years 1947 and 1948, data on the number of housing units started, completed and under construction compiled by the Program Section, Construction Division, and for 1949-June, 1951 by the Statistics Department, C.M.H.C.

TABLE 20.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945-JULY, 1951.

Data to the end of 1948 compiled by the Program Section, Construction Division, and for 1949-July, 1951 by the Statistics Department, C.M.H.C.

TABLE 21.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, DWELLINGS UNDER CONTRACT BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, JUNE, 1948-1951.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 22.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY THE DEPARTMENT OF NATIONAL DEFENCE, PERMANENT AND TEMPORARY HOUSING, NUMBER OF DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1947-JUNE, 1951.

Data obtained by courtesy the Joint Services Accommodation Committee, Department of National Defence. Figures compiled by the construction branches of the Department of National Defence.

No land costs are shown because the units were constructed on crown-owned property.

The designation "temporary units" refers to conversions but excludes emergency conversions.

TABLE 23.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY, 1949-JUNE, 1951.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 24.—HOUSING OPERATIONS BY DEFENCE CONSTRUCTION LIMITED, CANADA, NOVEMBER, 1950-JUNE, 1951.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 25.—CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943-JUNE, 1951.

Data compiled by the Economic Research Department, C.M.H.C. from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs. Data on expenditures for 1950-June, 1951 are not comparable with data for previous years as excess costs borne by the veterans and certain improvements included in previous years are not available for 1950-June, 1951.

TABLE 26.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, 1929-JUNE, 1951.

Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 27.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945-JUNE, 1951.

Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 28.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT, BY TYPE OF UNIT, CANADA, 1947-JUNE, 1951.

Data compiled by Statistics Department from data supplied by the Property Management Section, Real Estate Division, C.M.H.C.

TABLE 29.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NET NUMBER OF PROJECTS, DWELLINGS, AND TOTAL ESTIMATED COST APPROVED WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948-JUNE, 1951.

Data compiled by the Statistics Department, C.M.H.C. on a *net* basis. As a result allowances for cancellations, adjustments and reinstatements have been made in the month they were reported and negative figures may appear in a particular month, during which there were more cancellations reported than approvals made.

Whereas the data under the heading "Loans under N.H.A." comprise all Rental Insurance projects with N.H.A. loans approved at time of compilation, the data under the classification "with conventional loans" are residual and in addition to Rental Insurance. Projects without N.H.A. loans may include cases where an N.H.A. loan may be approved in a subsequent quarter. The distribution between N.H.A. loans and conventional loans are preliminary for the last quarter shown and are subject to revision in the Fourth Quarter, 1951 issue of *Housing in Canada*.

TABLE 30.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR GROSS PROJECTS APPROVED, CANADA, JULY, 1948-JUNE, 1951.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 31.—OPERATIONS UNDER THE QUEBEC HOUSING ACT, NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED AND PROVINCIAL COMMITMENTS, JANUARY, 1948-JUNE, 1951.

Data obtained by courtesy of the Quebec Farm Credit Bureau.

TABLE 32.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947-JUNE, 1951.

Data compiled by the Economic Research Department, C.M.H.C. from monthly reports submitted by 114 lending institutions comprising 40 life insurance companies, 36 trust companies, 21 loan companies, 8 fire insurance companies, and 9 fraternal societies. These companies advanced 96 per cent of the total cash disbursements on mortgage loan account for Canadian real-estate made by all companies of these types in 1949.

TABLE 33.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF DWELLING UNIT, CANADA, 1947-JUNE, 1951.

Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 32.

TABLE 34.—NUMBER OF MORTGAGES REGISTERED AND DISCHARGED, GREATER TORONTO AREA AND PROVINCE OF ONTARIO, 1945-JUNE, 1951.

Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1945-June, 1951 were obtained from the Toronto Registry Office, York East and West Registry Office and Toronto and York Land Titles Office.

The number of mortgages discharged, Greater Toronto Area, 1945-June, 1951 were obtained from the Toronto Registry Office, York East and West Registry Office and estimates of discharges from Toronto and York Land Titles Office.

The number of mortgages registered and discharged in the Province of Ontario reflect mortgage activity as recorded in the 65 registry and the 16 land titles offices of the province. Data for the 65 registry offices and one land titles office are based on original records made available by courtesy of the Inspector of Legal Offices, Province of Ontario. Coverage of the remaining 15 land titles offices were obtained by means of a sample survey of the mortgage registrations and discharges during the month of September, 1950, recorded in 10 land titles offices. This information was used in conjunction with the data mentioned above to produce estimates for the province as a whole. For further details of the sample survey see *Mortgage Lending In Canada*, 1950, p. 100.

TABLE 35.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER, OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING LUMBER, CANADA, 1945-JUNE, 1951.

Data compiled by Economic Research Department, C.M.H.C. from information provided by courtesy of D.B.S.

The combined index of construction material production is based on the total value of output of the more important construction materials in terms of 1946 prices. It is designed to measure the overall trend in the physical output of construction materials. Because of the high degree to which producers of construction materials, with the exception of lumber, are responsive mainly to the requirements of the domestic market, the output index provides a rough indication of trends in domestic construction activity.

A closer indication of trends in domestic construction activity however, can be obtained from the index of domestic disappearance, designed to measure the rate at which the construction industry absorbs materials. To obtain this index, the production index was adjusted, where possible, by the addition of imports, the deduction of exports, and the replacement of the original production data with data on factory sales of materials to take account of producers' inventory changes. The series on domestic disappearance

is subject to the limitation that it does not reflect changes in the level of dealers' inventories. This means that in respect to materials such as lumber, where dealers' inventories represent a comparatively high proportion of yearly output or factory shipments, the series shown here cannot be relied on to give an accurate short term indication of the actual absorption of materials on the site. For this reason, lumber was excluded from the series on domestic disappearance shown in this tabulation.

The indexes are based on 23 materials, including lumber, for 1945, and on 41 materials for the period 1946-June, 1951. The lumber index in the production series is shown separately because of its heavy weight in relation to the other materials.

TABLE 36.—PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA, 1945-JUNE, 1951.

Sources of data for building materials listed in Table 36 are as follows:

Sawn Lumber:

1945—1949 Annual issues *The Lumber Industry in Canada*, D.B.S.

1950—June, 1951 Monthly issues *Production, Shipments and Stocks on Hand of Sawmills*, D.B.S.

Hardwood Flooring:

1946—June, 1951 By courtesy the Timber Controller, Department of Trade and Commerce. The unit measure, square feet, represents a surface measure, plus an allowance for waste and tongue irrespective of thickness.

Wood Fibre Building Board:

1945—1948 By courtesy the Forest Products Statistics Section, D.B.S.

1949—June, 1951 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

Building Brick: Data relate to face and common clay brick.

1945—June, 1951 Estimates prepared by Economic Research Department, C.M.H.C., based on actual production reported to D.B.S. by 55 producers accounting for approximately 97 per cent of brick shipments during 1945.

Data on production of brick, 1946—June, 1951 shown in *Canadian Statistical Review*, D.B.S. represent production of these firms only.

Flue Linings:

1946—June, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Vitrified Sewer Pipe:

1946—June, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Tile:

1945—June, 1951 Monthly issues of *Report on Clay Products Made from Canadian Clays*, D.B.S.

Cast-Iron Soil Pipe and Fittings:

1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1946—June, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Pressure Pipe and Fittings:

1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1946—June, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Steel Pipe and Fittings:

1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.

1946—June, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:

1945—June, 1951 By courtesy the Steel Controller, Department of Trade and Commerce. Structural include T-bars, Z-bars, H-beams, I-beams, uprights, angles, etc., where any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

1945 *Iron and Steel and Their Products in Canada, 1943-1945*, D.B.S.
1946—1949 *The Hardware, Tools and Cutlery Industry in Canada, 1949*, D.B.S.
1950—June, 1951 Monthly issues *Nails, Tacks and Staples*, D.B.S.

Mineral Wool Batts:

1945—1949 Annual issues *The Stone Industry in Canada*, D.B.S.
1950—June, 1951 Monthly issues *Mineral Wool*, D.B.S.

Granulated and Loose Mineral Wool:

1945—1949 Annual issues *The Stone Industry in Canada*, D.B.S.
1950—June, 1951 Monthly issues *Mineral Wool*, D.B.S.

Cement:

1945—1949 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.
1950—June, 1951 Monthly issues *Cement*, D.B.S.

Concrete Blocks:

1945—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
1948—June, 1951 Estimates prepared by the Economic Research Department, C.M.H.C. based on monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S. which accounts for 82 per cent of total production.

Cement Pipe and Tile:

1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
1947—June, 1951 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

Single Pole Switches:

1946—June, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Duplex Receptacles:

1946—June, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Outlet Boxes:

1946—June, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Non-Metallic Sheathed Cable:

1946—June, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Gypsum Wallboard:

1945—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.
1950—June, 1951 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Lath:

1945—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.
1950—June, 1951 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Plaster:

1945—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1950—June, 1951 Estimates prepared by the Economic Research Department, C.M.H.C. Production data shown in monthly issues of *Production, Shipments and Stocks of Gypsum Products* include sundry plasters such as moulding plaster, etc. These were excluded in the figures shown in this table.

Builders' Hardware:

1945 *Iron and Steel and Their Products 1943-1945*, D.B.S.

1946—1949 Annual issues *The Hardware, Tools and Cutlery Industry in Canada*, D.B.S.

1950—June, 1951 Estimates prepared by Economic Research Department, C.M.H.C. based on factory sales reported to D.B.S. by firms accounting for about 58 per cent of total sales in 1949.

Bath Tubs:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Sinks:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Wash Basins:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Warm Air Furnaces:

1945—1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—June, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Domestic Heating Boilers:

1945—1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—June, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Radiators:

1945—1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—June, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Hot Water Storage Tanks:

1945—1949 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.

1950—June, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Electric Hot Water Tank Heaters:

1945—1948 Annual issues *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.

1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—June, 1951 Estimates prepared by the Economic Research Department, C.M.H.C. based on returns made to D.B.S. from firms accounting for about 86 per cent of production in 1949.

Asphalt Shingles:

1945—1947 *Asphalt Roofing Industry, January, 1949*, D.B.S.

1949—1950 *Asphalt Roofing Industry, January, 1951*, D.B.S.

1951 Monthly issues *Asphalt Roofing Industry*, D.B.S.

Tar and Asphalt Felts:

1948—June, 1951 Monthly issues *Asphalt Roofing Industry*, D.B.S.

1946—1947 *Asphalt Roofing Industry, March, 1948*, D.B.S.

1948—June, 1951 Monthly issues *Asphalt Roofing Industry*, D.B.S.

TABLE 37.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA 1949-JUNE, 1951.

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 38.—IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945-JUNE, 1951.

Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

The data on wallboard building board for the period 1945-1947 include insulating board. The data for the period 1948-June, 1951 exclude insulating board as the Emergency Exchange Conservation Act prohibits the importation of this type of building board.

TABLE 39.—EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945-JUNE, 1951.

Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S. include planks and boards only.

TABLE 40.—PRODUCTION OF PIG IRON AND STEEL INGOTS AND ESTIMATED DOMESTIC DISAPPEARANCE OF ROLLING MILL PRODUCTS, CANADA, 1945-JUNE, 1951.

Data on production of domestic pig iron and steel ingots and on exports of rolling mill products are obtained from annual issues of *The Primary Iron and Steel Industry in Canada*, D.B.S., and monthly issues of *Primary Iron and Steel*, D.B.S. Annual and quarterly revisions for the period 1945-1950 have been made by the Steel Division, Department of Defence Production. Data on production of rolling mill products made from Canadian ingot are estimated by applying a conversion factor of .725 to steel ingot processed in Canada. The conversion factor of .725 allows for the estimated weight loss involved in turning iron and steel shapes out of the ingot form. Data on imported rolling mill products are derived by reducing the total of imported steel, including ingots, by the estimated production loss sustained in processing its ingot content.

Domestic disappearance of rolling mill products is the sum of domestic production and imports less exports.

The volume of rolling mill products being made available to Canadian consuming industries as indicated in "domestic disappearance" exceeds that of "net total domestic shipments" of primary iron and steel shapes from Canadian rolling mills as shown in Table 41. This difference is accounted for by the fact that a portion of imports of primary iron and steel shapes is shipped direct to consuming industries without being processed in Canadian mills. Another factor is that data on production of rolling mill products from Canadian ingot as shown in this table do not show actual production but represent output of iron and steel shapes that would be forthcoming from current ingot production.

TABLE 41.—SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES, CANADA, 1946-JUNE, 1951.

Data obtained from monthly issues of *Canadian Statistical Review*, D.B.S. Monthly revisions for the first quarter, 1951, provided by the Steel Division, Department of Defence Production.

The classification "Merchant Trade Products" refers to items produced in integrated mills and covers wire and wire products. The "miscellaneous" category includes all steel used in the following: agricultural and other farm implements, machinery and tools, mining and lumbering industries, pressing, forming and stamping industries, public works and utilities, shipbuilding and steel specifically marked for National Defence purposes. During the year 1949 the amount of steel used for National Defence purposes amounted to .3 per cent of the total miscellaneous category. The classification "Producers' Interchange" represents the amount of steel shipped to producers' own plants or to other

plants within the primary industry for further processing e.g. black sheet to galvanizing department; hot rolled bars to make railway track material. See also explanatory note to Table 40.

TABLE 42.—VOLUME OF SELECTED BUILDING MATERIALS UNLOADED AT RAILWAY STATIONS IN CANADA, 1945-JUNE, 1951.

1945—1948 Data obtained from annual issues of *Summary of Monthly Railway Traffic Reports*, D.B.S.

1949—June, 1951 Data obtained from issues of *Monthly Traffic Report of Railways of Canada*, D.B.S.

This series replaces the data on "Movement by Rail of Building Materials" appearing in previous issues of *Housing in Canada* which were based on freight loadings at stations in Canada. Whereas the present series covers only freight unloaded for domestic use, thereby including imports and excluding exports, the former series covered freight loaded at Canadian stations and thereby included exports and excluded imports. The present series more closely reflects the use of materials by the construction industry in Canada.

TABLE 43.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1946-JUNE, 1951.

Data compiled by the Economic Research Department, C.M.H.C. from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tile, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, gypsum products, asbestos building materials, sanitary ware, mineral wool, sand and gravel.

TABLE 44.—NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES, NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES, BY REASON FOR LAYOFF, CANADA, MARCH, 1948-JULY, 1951.

Data obtained by courtesy the Economics and Research Branch, Department of Labour.

The figures are compiled on the basis of information submitted through day to day layoff reports and monthly summary reports made by local offices of the National Employment Service. Layoffs that are occasioned by normal seasonal factors are excluded from the compilation as far as possible. For the most part, reports are not received for layoffs involving less than ten workers or for those of less than two weeks' duration.

The layoffs cover manufacturing industries only, and are classified by their cause into three categories: lack of orders; lack of material; and other. The category "other" to a large extent represents non-economic factors such as flood and fire, but it includes some factors that are at least partly economic such as bankruptcies, strikes, and plant closures for repairs or retooling. The latter factors however do not directly reflect the immediate demand and supply conditions of the businesses concerned. The factors which have an immediate bearing on the supply side (lack of material) and on the demand side (lack of orders) of the businesses concerned are shown separately.

TABLE 45.—EMPLOYMENT BY OCCUPATION AND INDUSTRY, UNEMPLOYMENT AND THE LABOUR FORCE, BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL, AND TOTAL, CANADA, QUARTERLY, NOVEMBER, 1945-JUNE, 1951.

The data in this table are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labour Force Bulletin*, D.B.S.

The estimates in Table 45 are subject to sampling error. In general the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry, the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent.

Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

The construction industry referred to in Table 45 includes engineering as well as building construction, whereas Table 47 covers the building industry only.

The industry classification used in Table 45 is that contained in the *Standard Industrial Classification Manual*, D.B.S. and has the establishment as a basis whereas the *Occupational class* shown is based on the *Standard Summary of Occupational Classes*, D.B.S. where the basis is the actual job performed. Force account employees of non-construction firms are classified by occupation as construction workers if they are employed in construction work but are classified by industry according to the industrial classification of the employing firm. Conversely, non-construction employees in construction firms are classified by industry as construction employees but by occupation according to the work performed e.g. clerical, managerial. The province of Manitoba was excluded from the June Labour Force Survey, 1950, because of flood conditions. To achieve comparability with preceding periods in this series, the Economic Research Department of C.M.H.C. made rough estimates of the probable Manitoba components and included them with the data provided in the *Labour Force Survey Bulletin* for June, 1950.

TABLE 46.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS BY NUMBER OF HOURS WORKED PER WEEK, CANADA, JUNE, 1949-JUNE, 1951.

Data based on a distribution of employed male construction workers by number of hours worked per week, provided by courtesy the Special Surveys Division, D.B.S. The average number of hours worked per week is shown to indicate overall seasonal variations and longer term trends. It is calculated from a frequency distribution, somewhat more detailed than that shown in the Table, on the assumption that the mid-point of each class interval is representative of the group falling therein. The averages shown are subject to sampling error and should be interpreted with caution. The total number of hours worked per week represents the product of the average number of hours worked per week and the number of male workers employed in the construction industry.

TABLE 47.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, 1945-JUNE, 1951.

Data represent a new series compiled by the Employment Section of the Labour and Prices Division, D.B.S. from reports made by employers with 15 or more employees and published in *Employment, Payrolls and Average Weekly Earnings 1947-1950*, D.B.S. and monthly issues of *Employment and Payrolls* D.B.S. For differences between these series and those published in previous issues of *Housing in Canada* see *Employment, Payrolls and Average Weekly Earnings 1947-1950*, D.B.S. pp. 3-7.

TABLE 48.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945-JUNE, 1951.

Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 47.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 49.—LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND TOTAL LABOUR INCOME, CANADA, 1945-JUNE, 1951.

Data are obtained from monthly issues of *Estimates of Labour Income*, D.B.S. The estimates are based on 1945 and 1946 figures projected according to a monthly index of payrolls as obtained from returns from firms with 15 or more employees. The base figures for 1945 and 1946 are from *National Accounts, Income and Expenditure, 1941-1948 and Supplementary Tables*, D.B.S.

A series on total construction outlay is shown in Table 11 and a comparison of the two series shows trends that are similar but not identical. There are two reasons for some variation in trend. First, the labour component of construction expenditure does not vary exactly as the other components because of changes in labour output per man hour and different rates of change in wage rates and construction material prices or management and overhead expenses. Second, in the case of labour income estimates a different coverage of the construction industry is made than for estimates of total construction expenditure. Whereas Table 11 is intended to cover all construction expenditures, the estimates in Table 49 do not include: 1) expenditures by unincorporated own account contractors and builders, 2) construction outlay by railway and telephone companies, 3) repair and maintenance construction outlay on force account by non-construction companies, 4) construction outlay by Federal, provincial or municipal governments.

TABLE 50.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, DECEMBER, 1944-JUNE, 1951.

Compiled by the Unemployment Insurance Section, Labour and Prices Division, D.B.S., based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 51.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945-JUNE, 1951.

Data compiled by the Unemployment Insurance Statistics Section, D.B.S.

A person who has made at least 180 contributions into the Unemployment Insurance Fund, during the two year period immediately preceding a claim for benefits and has made 60 contributions in the year preceding the claim or 45 contributions in the 6 months preceding the claim establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment insurance benefits and establishing benefit years may be used as an index of unemployment supplementary to data shown in Tables 45 and 50.

The chief limitations of the data in Table 51 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; to the end of 1947 these comprise employees on salary who earn less than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act. From January 1, 1948, to June 30, 1950, salaried personnel earning less than \$3,120 have come under the Act and since July 1, 1950, the ceiling on insurability for salaried employees is raised from \$3,120 to \$4,800 a year. There are therefore, a number of construction workers not covered in this tabulation. (2) not all unemployed workers have made 180 days' contribution prior to their period of unemployment. (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time. (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

TABLE 52.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, CANADA, 1947-JUNE, 1951.

Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 53.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1945-JUNE, 1951.

Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of D.B.S. and the Immigration Branch, Department of Citizenship and Immigration.

TABLE 54.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA, 1948-JUNE, 1951.

This series shows the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident with the intention of leaving the country permanently. The data cover skilled construction workers only, with no separate information available on semi-skilled and unskilled construction workers who are lumped with "general labour". The monthly figures are by "date of application" and there is usually a time lag of a month or two between this date and the actual date of departure of the emigrant. This series is currently in the process of being checked and developed further. As revised data become available, they will replace the preliminary series shown here. The data are supplied by courtesy of D.B.S. and the Foreign Exchange Control Board, the compilations being prepared by D.B.S. on the basis of information supplied by the Foreign Exchange Control Board.

TABLE 55.—STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY, BUILDING MATERIALS INDUSTRY, AND IN ALL INDUSTRIES, CANADA, 1945-JULY, 1951.

Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 56.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1945-JULY, 1951.

Revised composite index of wholesale prices of all construction materials obtained from *Wholesale Price Indexes 1913-1950* D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S. These indexes replace the series formerly published in previous issues of *Housing in Canada* on wholesale prices of construction materials in general. For differences between this index and that published in previous issues of *Housing in Canada* see *Wholesale Price Indexes 1913-1950*, D.B.S. p. 4.

Indexes of wholesale prices of residential building materials obtained from *Prices and Price Index Numbers of Residential Building Materials*, March, 1948, D.B.S. and from *Prices and Price Indexes*, April, 1951, D.B.S. Indexes are converted from a 1935-1939 to a 1939 base. The composite index in this series is weighted according to the value of each listed group of materials entering into residential construction as estimated in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The trend of residential building material prices does not vary to a significant extent from the trend for construction materials in general over the period 1926-July, 1951. At July, 1951, the index for residential materials stood at 283 on the 1939 base, or 11 points lower than the index for construction materials which was at 284 in July, 1951.

The purpose of these group indexes is to reflect the *average* movement of prices of building materials having a characteristic use. In interpreting these indexes certain qualifications should be observed before drawing general conclusions from them. First, the price of each building material in a group rises or falls either independently of the other or possibly in an inter-related fashion depending on the extent of their homogeneity. Changes in prices of each material may also occur at varying rates from another. Consequently a group index provides no information with respect to price changes experienced by a specific building material within a group. Attention is drawn to *Price Index Numbers of Residential Building Materials 1926 to 1948*, Labour and Prices Division, D.B.S., March, 1949, which sets out in detail the building materials comprising each group.

Secondly, though the indexes are designed, by applying appropriate weighting technique, to express *national averages* of price changes, they may be modified by regional cost differentials. This problem of regional differentials in housing construction costs is treated at length in Chapters 1 and 2, *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946.

TABLE 57.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA, 1945-JULY, 1951.

Data obtained from the Department of Labour.

Indexes for the individual trades other than sheet metal workers, obtained by courtesy of the Economics and Research Branch for the years 1945-1950 and for the month of March, 1951. Monthly interpolations on these indexes for the year 1950 and the first two quarters of 1951 were made on the basis of wage rate schedules for 15 cities supplied by courtesy of the Industrial Relations Branch. Each city in these calculations was weighted according to the number of housing unit completions in 1950. The weights used in calculating the index for all construction workers in these interpolations are based on the value of the on-site labour for each trade engaged in residential building as established in *The Labour Value of the Building Dollar*, Housing Administration, Department of Finance, Ottawa, 1943, p. 29. The indexes for 1945-1950 do not properly represent annual averages as they are based on surveys relating to pay periods which vary somewhat from year to year. The index for 1946 relates to December; for 1944-1945 October; 1947, July; 1948 and 1949, September and 1950, March and September.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C., on the basis of rates for 15 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1950, and by courtesy of the Industrial Relations Branch for 1951.

The index for all industries was estimated by the Economic Research Department, C.M.H.C., on the basis of the General Average Index as contained in annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1949 and as supplied courtesy of the Economics and Research Branch for March and September, 1950 and March, 1951. Monthly interpolations on this index for the year 1950 and first quarter 1951 were made on the basis of average hourly earnings in principal industries as published in monthly issues of *Man Hours and Hourly Earnings*, D.B.S. weighted by relative employment weights in these industries as contained in monthly issues of *The Employment Situation*, D.B.S. Monthly index numbers for the second quarter, 1951, estimated by the Economic Research Department on the basis of trend during 1949 and 1950.

The indexes for both all construction workers and all industries, including holiday pay allowances, include a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 58.—COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES, AND INDEXES OF COST OF LIVING AND RENT, 1945-JULY, 1951.

Composite index of residential building material wholesale prices and wage rates in the construction trades based on the composite material index shown in Table 56 and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 57. Composite index of all construction material wholesale prices and wage rates in the construction trades based on the composite material index obtained from *Wholesale Price Indexes 1913-1950*, D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S., and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 57. The weights are based on the proportions established in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, p. 36. The materials are weighted 58.3 in percentage terms, and the wage rates 41.7.

Revised index of wholesale prices of all commodities obtained from *Wholesale Price Indexes 1913-1950* D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S. For

differences between this index and that published in previous issues of *Housing in Canada* see *Wholesale Price Indexes 1913-1950* D.B.S. p. 4.

Remaining data obtained from issues of *Prices and Price Indexes*, D.B.S., and converted to a 1939 base.

TABLE 59.—PERCENTAGE DISTRIBUTION OF NEW COMPLETED DWELLINGS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946-JULY, 1951.

Data for 1946 and 1947 obtained from Annual Report, 1947, C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S. Data for 1950-July, 1951 obtained from monthly issues of *New Residential Construction*, D.B.S.

TABLE 60.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIALS INDUSTRY, AND IN ALL INDUSTRIES, CANADA, 1945-JUNE, 1951.

Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data on bankruptcies in all industries do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in Table 61 covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in Table 60.

The series on building materials industry is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, mineral wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

The classification of bankruptcies in the construction industry, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 61.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES, CANADA, 1945-JULY, 1951.

Data for period 1945-1946 obtained from *Prices and Price Indexes*, December, 1946, D.B.S.

Data for 1947-July, 1951 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

(1) Building materials index based on 16 stocks.

(2) All industrial index based on 74 stocks during 1945-1947, 76 during 1948 and 82 during 1949 and 1950-July, 1951.

(3) Data converted from a 1935-1939 to a 1939 base.

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UNIVERSITY OF TORONTO

DEPT. OF POLITICAL ECONOMY

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HOUSING IN CANADA

A FACTUAL SUMMARY

FOURTH QUARTER, 1951

OTTAWA, CANADA

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FOREWORD

Housing in Canada is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. In each subsequent issue the established material has been kept up to date on a quarterly basis and new data added. The present issue covers the period 1945 to the fourth quarter, 1951, providing monthly or quarterly data for 1950 and the more recent period. Each issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself and is arranged in eight sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house building; (4) real estate lending; (5) building materials; (6) building labour; (7) building costs; (8) building industry. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Commencing with the April, 1950, issue of *Housing in Canada*, data on Newfoundland were shown separately in Section 9 of Part II. This separation was made partly in the interest of continuity of the tabular material for the rest of Canada and partly because of the immediate scarcity of statistical information for the Province of Newfoundland. Beginning with the second quarter issue all statistical series have been revised to include data that are available for the Province of Newfoundland since March 31, 1949, when Newfoundland became part of Canada.

Some of the material incorporated in this report is obtained from original sources with other data submitted by various Federal Government departments, including the Department of Finance, Department of Trade and Commerce, Department of Labour, Department of Veterans' Affairs, Department of Citizenship and Immigration, Department of National Defence, the Superintendent of Bankruptcy, the Foreign Exchange Control Board, the Dominion Bureau of Statistics and the Department of Defence Production. Data are also provided by the Quebec Government through its Farm Credit Bureau.

Housing in Canada concentrates on major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

*Economic Research Department
Central Mortgage and Housing Corporation*

Ottawa, December, 1951.

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PART I
FACTUAL SUMMARY

SECTION 1.—POPULATION TRENDS

(See Tables 1-5)

New families formed in the first three quarters of 1951, exceeded the number formed in the corresponding period of 1950 as immigration of new families continued at a high level. During the first three quarters of 1951, net family formation numbered 68,000, 24 per cent more than in the same period of 1950. Marriages at 94,000, in the 1951 period were up slightly from the first nine months of 1950 and deaths to married persons numbering 40,200, were higher by a small margin. Arrivals of new immigrant families at 24,700 were 13,400 in excess of the figure for the corresponding period of 1950. After allowing for emigration of families, new families formed through immigration amounted to 18,100 in the first three quarters of 1951, 12,900 more than in the corresponding period of 1950.

Immigration and Emigration

Immigrants entering Canada from all countries totalled 152,500 during the first ten months of 1951, exceeding by 27,000 the annual total for 1948 the previous peak year after World War II, and almost equalling immigration during the full year 1928, the peak year after World War I when 166,000 immigrants arrived in Canada. Not since 1913 when an estimated 400,000 immigrants entered Canada,⁽¹⁾ has there been such an inflow of new arrivals.

Emigration from Canada remained relatively low at 24,800 during the first nine months of 1951, 600 more than in the same period of 1950.

SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 6-13)

During the period of almost seven years from the beginning of 1945 to the end of November, 1951, over 500,000 dwelling units (including conversions) were completed in Canada. While this achievement marks the highest sustained house-building effort in Canadian history the year-to-year rise in completions during the period was arrested in the latter part of 1951. Completions for the first eleven months of 1951 numbered 74,800 units, or 4 per cent less than in the corresponding period of 1950. Starts of new dwellings for the 1951 period totalled 66,400 units, or 25 per cent below the comparable period in 1950 while units under construction at the end of November, 1951, at 50,400 were 17,300 less than a year earlier.

The most pronounced decline in starts in the first eleven months of 1951 occurred in the larger urban centres. In cities and towns of 5,000 population and over starts numbered 45,800 in the 1951 period, or 30 per cent less than a year earlier. In towns of less than 5,000 population and in rural areas starts at 20,600 declined 11 per cent.

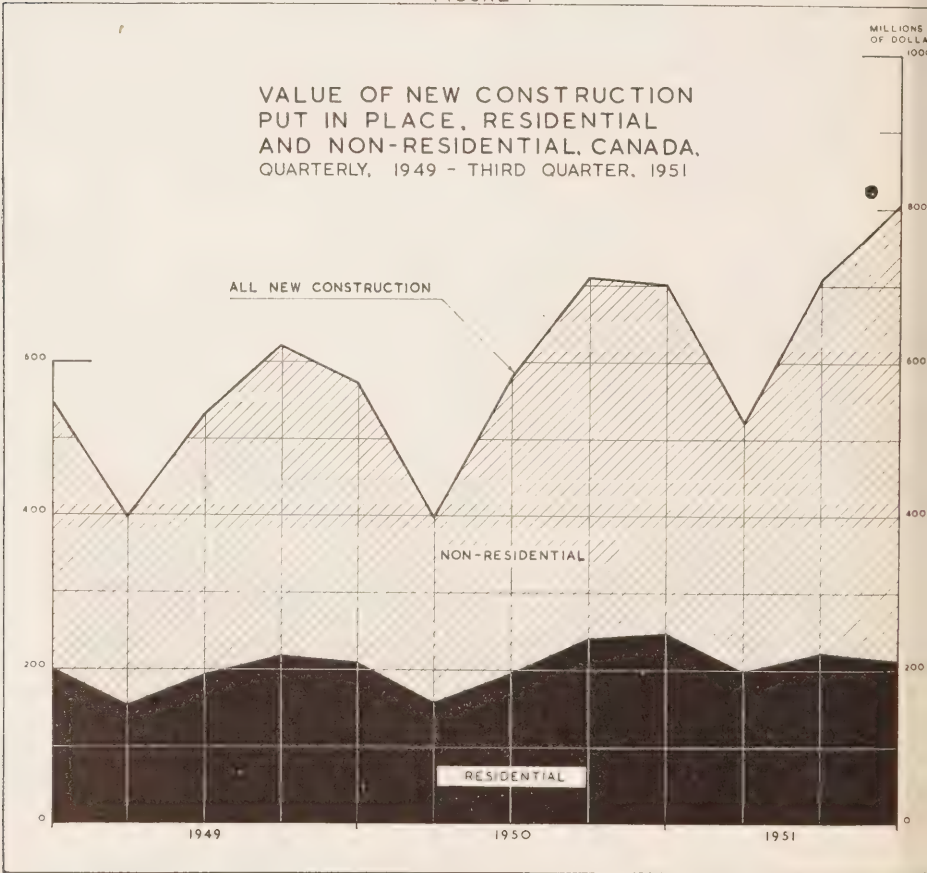
The contraction in house-building activity during 1951 was in part the result of rising defence requirements for construction material and manpower resources. In order to keep the house-building program at a level consistent with available supplies of materials and labour at a time of expanding construction in defence and defence supporting industries, certain regulations were introduced early in the year. In February, 1951, the making of the additional one-sixth loan under

(1)Canada Year Book, D.B.S., 1951, p. 143.

the National Housing Act, 1944, was discontinued. This had the effect of raising the down payments on homes financed under the Act. In addition, rising costs further increased equity payments. At the same time, a shortage of institutional mortgage funds together with the relatively low statutory interest rate tended to reduce operations by lending institutions under the Act. In the early months of the year the rise in conventional mortgage interest rates, in common with other interest rates, was followed by a change in the interest rate payable under the National Housing Act, 1944, from $4\frac{1}{2}$ per cent calculated semi-annually to 5 per cent calculated semi-annually on joint loans approved by Central Mortgage and Housing Corporation on or after June 21, 1951.⁽¹⁾

In the fall months of 1951, as the impact of the initial stages of the defence construction program was met by record outputs of building materials and an enlarged construction labour force, capacity in the construction industry became available for a moderate increase in the level of house building. To facilitate a level of house-building activity within the limits of available material and manpower resources, and at the same time to co-ordinate new housing accommodation with defence worker needs, new regulations⁽²⁾ were introduced under

-FIGURE 1-



(1) See *Housing in Canada*, Second Quarter, 1951, p. 12.

(2) See p. 14.

the National Housing Act, 1944, in October, 1951. These new regulations reduce down payment requirements for prospective home owners and for holders of dwellings for sale or rent, provided there is an agreed sale or contract price. Special provisions were also made for loans on dwellings for defence workers.

Residential and Other Types of New Construction

Capital investment in the form of new construction in the first three quarters of 1951 showed a distinct shift from residential construction to defence and defence supporting industrial construction and resource development (see Figure 1). This change was in line with Government measures designed to facilitate the progress of the defence program. During the first three quarters of 1951, new residential construction put in place, including major alterations and repairs amounted to \$634 million, representing 31 per cent of total new construction put in place valued at \$2.1 billion. During the first three quarters of 1950, new residential construction, including major alterations and repairs, was valued at \$95 million, representing 35 per cent of total new construction put in place.

Gross and Net Residential Capital Formation

Gross residential capital formation which represents the value of current additions to the housing stock through new construction and major improvements and alterations, together with the value of installed non-moveable equipment and service costs of landscaping etc. was placed at \$646 million in the first three quarters of 1951. In the same period in 1950, gross residential capital formation amounted to \$607 million.

Residential capital consumption which represents a reduction in the value of existing housing stock through an allowance for wear and tear and obsolescence (depreciation) together with the value of dwellings currently damaged and destroyed accidentally was put at \$298 million for the first nine months of 1951. In the corresponding period of 1950, the value of residential capital used was \$257 million.

Net residential capital formation which is the difference between gross residential capital formation and residential capital consumption thus amounted to \$349 million in the first three quarters of 1951, about the same amount as indicated for the same period a year earlier.

SECTION 3.—PUBLICLY-ASSISTED HOUSE BUILDING

(See Tables 14-35)

The National Housing Act, 1944

In November, 1951, for the eighth consecutive month, lending operations under the National Housing Act, 1944, were lower than in the corresponding month of 1950. The number of dwellings approved for loans in the first eleven months of 1951, at 21,800, was 49 per cent below the level for the same period of 1950. The value of loans approved under the Act during the first eleven months of 1951 amounted to \$144 million. This compares with total loans approved valued at \$286 million during the first eleven months of 1950. The reduced lending activity was in part the effect of higher down payment requirements under the National Housing Act, 1944, after February 5, 1951, and a

relative shortage of institutional funds for mortgage purposes. In October, 1951, after the construction and building materials industries had expanded sufficiently to undertake a moderately increased volume of house building, down payment requirements under the National Housing Act, 1944, were lowered for prospective loan applicants and for builders of houses for sale or rent (see below).

Defence Workers' Housing Loans Regulations⁽¹⁾

Under the National Housing Act, 1944

To encourage the building of housing accommodation for employees of companies engaged in defence production, the Defence Workers' Housing Loans Regulations were passed on October 9, 1951.

The new regulations provide that certified defence workers in plants designated by the Minister of Defence Production may build or purchase a house from a builder on the basis of a down payment of 10 per cent under the terms of the National Housing Act, 1944. The period of amortization is not to exceed 25 years and repayment will be by payroll deductions covering fixed monthly payments which will include taxes. Defence workers will have priority for such houses, but if there are no prospective defence worker purchasers, the house may be sold to other than a defence worker and the mortgage loan will be 80 per cent of the agreed sale or contract price. In the event of a builder being unable to sell the house to a defence worker in the first two months or to a person other than a defence worker during the following three months, Central Mortgage and Housing Corporation is authorized under certain conditions to purchase the house from the builder at 95 per cent of the agreed sale price. Those builders who wish to avail themselves of the guaranteed purchase by Central Mortgage and Housing Corporation will pay a premium of one-third of 1 per cent of such purchase price and must elect, at the time of application for a loan, whether they wish a "buy-back" arrangement with the Corporation. The "buy-back" commitment of the Corporation will expire five months after the completion of the house. The new regulations authorize Central Mortgage and Housing Corporation to make loans within the terms of the National Housing Act, 1944.

Loans will be granted where the liveable floor area of the proposed house measures up to 835 square feet for a bungalow with four standard rooms; 935 square feet for a bungalow with five standard rooms; 1,050 square feet for a 1½ storey house with five standard rooms; 1,160 square feet for a 1½ storey dwelling with six rooms; 1,250 square feet for a two-storey dwelling with six rooms and 2,100 square feet for a duplex.⁽²⁾ A standard room is a kitchen, living room, dining room or bedroom.

Rental accommodation may also be provided for defence workers under the Rental Insurance Plan with loans based on 85 per cent of estimated costs and a guaranteed annual return of rentals not to exceed 85 per cent of the annual rentals. Ceiling rentals and other conditions are to be the same as previously in effect with the exception that ceiling rentals must be maintained for a period of five years and a priority for accommodation given to defence workers.

(1) Established by P.C. 5412, dated October 9, 1951.

(2) Established by P.C. 6773, dated December 19, 1951.

New Terms of Financing for Joint Loans Under the National Housing Act, 1944, To Other Than Defence Workers

For other than defence workers, where the cost of the house to the home owner or the selling price of the house to the home purchaser equals the Corporation's agreed sales price, a loan amounting to 80 per cent of such cost or selling price may be made pursuant to new National Housing Act policy.

Both single family dwellings and owner-occupied duplexes will qualify for the increased financing for non-defence worker houses and the maximum loans will be limited by the number of standard rooms, ranging from \$7,000 for less than five standard rooms to \$8,500 for five rooms, \$10,000 for six or more and \$13,200 for duplexes.⁽¹⁾

For houses which are built and sold under these arrangements, the mortgage deed will contain a provision that should the initial home owner or home purchaser sell the house at a profit within the first three years the amount of such profit will immediately become due and payable on the mortgage account.

As in the past, applications for rental insurance may be made to lending institutions on an 85 per cent basis. The change now being made is that, failing financing from the lending institutions, Central Mortgage and Housing Corporation is prepared to consider applications for loans to be made on an 80 per cent basis.

Ordinary Joint Loans Under the National Housing Act, 1944

For houses which do not qualify for the agreed sale or contract price loans, there will be no change to the existing loans. The maximum loan under these circumstances remains at \$8,500 for single homes and \$11,600 for duplexes.

Federal-Provincial Housing Agreements

In October, the first two rental housing projects of a projected 5,000 housing unit program were approved in the Province of Ontario under Section 35 of the National Housing Act, 1944. On September 28, 1951, a joint agreement was entered into between the Federal Government, the Province of Ontario, Central Mortgage and Housing and the City of Windsor for the construction of 325 units on land which had been serviced under a Section 35 land assembly agreement. The project is to consist of 265 one and one-half storey three-bedroom houses, 5 three-bedroom bungalows and 35 two-bedroom bungalows. The estimated cost of the project including land and services is \$3.1 million, 7½ per cent of which will be shared by the City of Windsor, 17½ per cent by the Province and 5 per cent by the Federal Government. The estimated average rental on the houses is about \$60 per month, depending on final costs.

On October 10, 1951, a joint agreement was entered into by the City of St. Thomas in Ontario for the construction of 40 rental housing units, comprising 32 one and one-half storey three bedroom houses and eight two-bedroom bungalows. Cost of the project including land and services is estimated at \$350,000 which will be shared by the Government of Canada, the Province of Ontario and the City of St. Thomas. Rentals are estimated at \$50 per month. The 40 units are being constructed on land serviced under a previous Section 35 land assembly agreement. The remaining 215 lots from this earlier project will be sold to individuals and builders for home-ownership construction.

(1) Established by P.C. 6804, dated December 19, 1951.

Upon completion the rental housing projects will be administered by a local housing authority.

Federal-Provincial Housing and Land Assembly Projects

Housing operations under joint Federal-provincial agreements during the first nine months of 1951 involved 88 starts and 140 completions. Units under construction at the end of September, 1951, numbered 88 units.

In respect of land assembly operations under joint Federal-provincial agreements 5 projects involving 743 acres and 2,162 lots were started in 1950. Expenditures amounted to \$281,000. During the first nine months of 1951, one project of 325 lots was completed. At the end of September, 1951, 4 projects involving 1,837 lots were under construction. Expenditures in 1951 to the end of September totalled \$701,000.

Veterans' Rental Projects Under Central Mortgage and Housing Corporation

Completions of veterans' rental dwellings by the construction division of Central Mortgage and Housing Corporation in the first ten months of 1951 totalled 631 units as compared with 3,600 units in the same period of 1950. At the end of October, 1951, 282 units were in the final stages of construction representing the last of the houses committed in 1949 under the Federal-municipal agreements.

Veterans' Land Act, 1942

Starts of new dwellings by veterans under the Veterans' Land Act, 1942 slowed down during the first three quarters of 1951 from the comparable period of 1950. Starts of units on small holdings which are veteran-built for the most part, totalled 1,095 in the 1951 period, 300 less than a year earlier. Starts on farm dwellings also declined, numbering 105 in the first nine months of 1951 as against 253 in the 1950 period. Completions under the Act for the first nine months of 1951 at 1,514 were down 10 per cent from a year earlier.

Armed Service Permanent Married Quarters

House-building operations by the construction division of Central Mortgage and Housing Corporation for the Department of National Defence fell off during the first nine months of 1951 from the corresponding period of 1950. Although completions at 1,952 units were up 9 per cent from the previous year, starts were down to 1,275 in the 1951 period, a drop of 48 per cent. Actual expenditures in the first three quarters of 1951 totalled \$20.7 millions as compared with \$18.0 million in the period a year earlier.

Defence Construction Limited

House-building activity by Defence Construction Limited, using management and supervision services of the Corporation, involved 750 starts and 36 completions during the first ten months of 1951. Units constructed by Defence Construction Limited are in connection with defence projects initiated by the Department of National Defence.

Defence Workers' Housing

In some centres of Canada where the expansion of defence industry was virtually conditional upon the supply of more dwellings, the Department of

(1) Chapter 4, 15 George VI, assented to March 21, 1951.

Defence Production, under Section 15 of the Defence Production Act, has undertaken to finance the construction of houses. Construction of such dwellings is under the supervision of Central Mortgage and Housing Corporation. Three projects have been approved involving 130 dwellings.

Canadian Farm Loan Act, 1927

The Canadian Farm Loan Act, 1927, provides financial assistance in the form of loans for the construction and repair of farm houses, and for other agricultural purposes to farmers. Under the Act, mortgage loans may be granted up to an amount of \$5,000 at an interest rate of $4\frac{1}{2}$ per cent per annum with a maximum amortization period of 25 years. During the first nine months of 1951, loans on farm residential construction numbered 122, valued at \$150,000. Of these, 53 were for the construction of new farm dwellings with a value of \$115,000 and 69 were for alterations and improvements of existing farm houses and valued at \$35,000.

In the same period of 1950, 54 new farm houses were financed under the Act with loans valued at \$103,000 and 104 loans with a value of \$41,000 were approved for residential alterations and improvements.

Farm Improvement Loans Act, 1944

The Farm Improvement Loans Act, 1944, provides that under certain conditions guarantees may be made in respect of loans for the construction or improvement of farm houses. The amount of loan guaranteed for such purposes may not exceed \$3,000. The interest rate is 5 per cent per annum and the maximum amortization period is 10 years. During the first nine months of 1951, guarantees under the Act were granted in connection with 499 loans for new farm houses and 890 loans for the improvement and alteration of existing residential farm property. The loans for the new units had a total value of \$803,000, and for the improvements and alterations \$869,000. In the comparable period of 1950, loans for new farm houses were 368 valued at \$574,000 and 634 for improvements and alterations valued at \$576,000.

Property Management Operations, Central Mortgage and Housing Corporation

Sales of war workers' and veterans' houses, together with the transfer of Home Conversion units to their owners continued to exceed the number of new rental units coming under Corporation management through the completion of Veterans' Rental units. At the end of September, 1951, the number of rental units under management of the Corporation numbered 26,500, a decrease of 13,700 from September, 1950.

The vacancy rate on these dwellings at the end of September, 1951, was 0.5 per cent indicating no change from the situation a year earlier.

Double Depreciation for Rental Housing Projects

Dwelling units approved for double depreciation during the first nine months of 1951, numbered 26. These approvals apply to units which had been initiated before December 31, 1949.

Rental Insurance Plan

During the first nine months of 1951, the number of rental units for which loans were approved under the Rental Insurance Plan, totalled 629 in 14 projects

with an estimated cost of \$5.7 million. In the same period of 1950, loans were made with respect to 3,298 rental units in 17 projects with an estimated cost of \$23.9 million.

The Province of Quebec Farm Credit Bureau

Lending operations under the "Act to improve housing conditions in the Province of Quebec" during the first nine months of 1951 continued to exceed the 1950 level. Applications were approved for 3,800 loans during the first nine months of 1951, 44 per cent more than in the same period of 1950. The number of dwellings involved totalled 4,700 for the period, an increase of 54 per cent over the first nine months of 1950. The interest subsidy which the Quebec government contributes as financial assistance under the Act amounted to \$8.3 million during the 1951 period, as compared with \$4.7 million in the 1950 period.

Housing Legislation⁽¹⁾—Province of Quebec

Bill No. 5,⁽²⁾ an Act to amend the "Act to improve housing conditions"⁽³⁾ was assented to November 15, 1951. The Bill empowers the government to pay a subsidy on interest charges in excess of 3 per cent on loans approved for the building of new dwellings of one or two units. The interest charged by the lender must not exceed 6 per cent on loans up to \$7,000 in the case of a single family dwelling and \$12,000 in the case of a two-unit dwelling.

The Bill also provides for an addition of \$10 million to the \$20 million voted since 1948 for the purpose of paying an interest subsidy on housing loans.

Formerly the government was authorized to pay an interest subsidy in excess of 2 per cent on loans on which the interest rate did not exceed 5 per cent per annum. The maximum amount of loan was \$6,000 in the case of a single family dwelling and \$10,000 in the case of a two-unit dwelling.

SECTION 4.—REAL ESTATE LENDING

(See Tables 36-38)

The number and value of all types of mortgage loans approved by private lending institutions declined during the first nine months of 1951 from the figures for the comparable period in 1950. During the 1951 period institutional lending on new and existing real estate involved 46,300 loans valued at \$343 million, 21 per cent and 15 per cent less respectively than the number and value of loans approved in the corresponding period of 1950.

The most pronounced decline took place in loans approved for *new construction* of both residential dwellings and non-residential buildings in non-farm areas. In the first nine months of 1951 the number of loans approved for all new construction was 25,600, or 55 per cent of total loans for the period. These loans were valued at \$219 million, or 64 per cent of total loans. This compares with loans for new construction for the first nine months of 1950, numbering 36,700, 62 per cent of total loans approved, and valued at \$283 million, 70 per cent of the total value of loans approved for the period.

In the field of non-farm new construction, the most marked decrease was in loan approvals for new residential dwellings. Loan approvals for new residential

(1) For legislation on rental dwellings see p. 26.

(2) Fourth Session, Twenty-Third Legislature, 15-16 George VI, 1951-52.

(3) 12 George VI, Chapter 6, *Statutes of Quebec*.

dwellings numbered 24,900, 31 per cent less than in the first nine months of 1950 and the value of these loans at \$191 million was 21 per cent below the 1950 figure. The number of loans advanced on new non-residential construction dropped 16 per cent to 640, valued at \$2.8 million, a decline of 29 per cent.

Institutional lending on *existing* non-farm residential real estate and non-residential property showed a less notable reduction during the first nine months of 1951. Loans approved on existing residential real estate in non-farm areas, reflecting a downturn in the third quarter, 1951, decreased 6 per cent to 18,500 during the period and involved a slight increase in value of 4 per cent to \$88 million. Loan approvals on existing non-residential property in non-farm areas numbered 1,147, 14 per cent less than in the 1950 period while the value of these loans showed a decrease of 4 per cent to \$30 million.

The reduced level of institutional lending operations on new residential construction was associated with higher down payment requirements established under the National Housing Act, 1944, in February, 1951, and with the lesser availability of institutional mortgage funds during the period.

The decrease in institutional lending for non-farm non-residential new construction which took place despite an increase in the total volume of non-residential construction in 1951 (see p. 13) was also associated with the relative shortage of lending institution mortgage funds. An additional factor here however may be found in the fact that an important part of the expansion in the volume of non-residential construction in 1951 was in the government sector and in the sectors of utility and heavy industry expansion, where there is not an important dependence on institutional mortgage funds. In addition, non-defence or non-defence supporting capital expansion was discouraged by the deferred depreciation provisions introduced by the Government in April, 1951.⁽¹⁾

Farm loans during the first nine months of 1951 numbering 1,000 and valued at \$5.2 million were 8 per cent lower in number and 2 per cent up in value from the same period in 1950.

Mortgages Registered and Discharged

Mortgage registrations on new and existing property in Greater Toronto, after experiencing an increase during the first half of 1951 relative to the first half of 1950, fell off 8 per cent in the third quarter of 1951. This decrease is associated with a decline of 50 per cent in the number of new dwellings started in that city during the third quarter, 1951. Over the nine month period, January-September, 1951, mortgage registrations at 31,800 were 4 per cent above the corresponding period of 1950.

Mortgage discharges, representing for the most part the liquidation of mortgages at maturity, or through prepayment, or refinancing of existing mortgages, numbered 24,700 during the first nine months of 1951, 24 per cent above the level for the same period of 1950.

SECTION 5.—BUILDING MATERIALS

(See Tables 39-51)

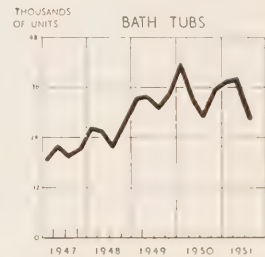
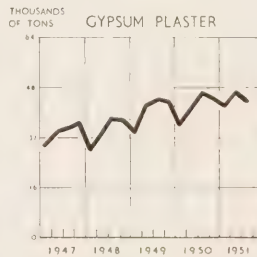
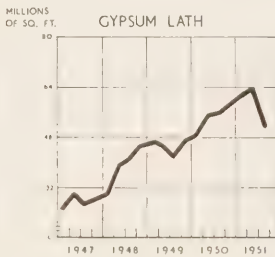
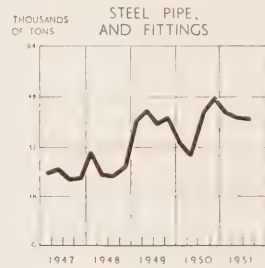
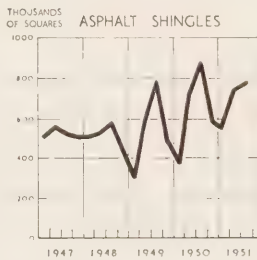
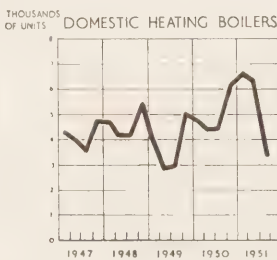
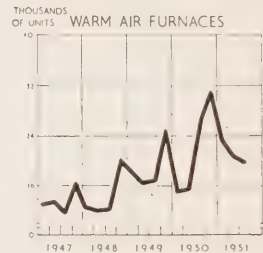
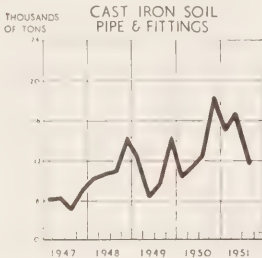
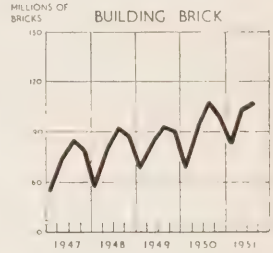
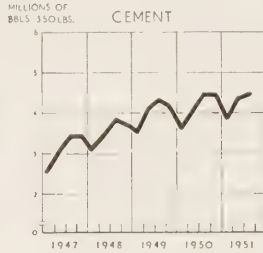
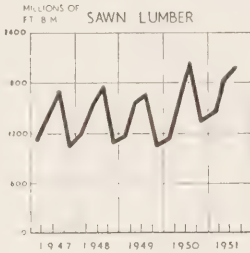
Production of Building Materials

The building materials industry, reflecting largely the effect of substantial capital expenditures on plant expansion and modernization by this industry

(1) See *Housing in Canada*, Second Quarter, 1951, p. 12.

-FIGURE 2-

PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS CANADA. QUARTERLY, 1947-SEPTEMBER, 1951.



ECONOMIC RESEARCH DEPARTMENT C.M.H.C.

during the post-war years, advanced its output to a new high level in the first nine months of 1951. The composite index of production of 41 construction materials, excluding lumber, averaged 295 (1939=100) for the period, 13 per cent above the level for the comparable period in 1950. Paralleling the rise in production of building materials, the index of domestic disappearance, which measures the physical flow of building materials from manufacturers to contractors and distributors averaged 312 (1939=100) for the period, an increase of 10 per cent from the average for the same period in 1950.

The absorption of materials by heavy construction projects in defence and defence supporting industries and utility development continued to press on the supply of cement, structural steel and steel reinforcing bars, the foundation and frame materials in new construction.

Of the 22 building materials (for iron and steel items see below) registering increases in production during the first nine months of 1951 from the same period in 1950, cement pipe and tile led the advance with an increase of 80 per cent. Wood fibre building board and electric hot water tank heaters followed with a gain of 33 per cent and builders' hardware and duplex receptacles gained about 25 per cent in output. Building brick, warm air furnaces, cast-iron radiators and tar and asphalt felts were up about 15 per cent. An increase of 10 per cent was registered in flue linings, gypsum lath and plaster, hardwood flooring and wash basins. The group with a gain of about 5 per cent included cement, mineral wool batts, gypsum wallboard and single pole switches. The remaining group registering a rise of about 2 per cent included structural tile, outlet boxes, non-metallic sheathed cable and domestic heating boilers. Despite the prolonged drought and forest fires which suspended logging operations in British Columbia during the summer months, the sawn lumber cut at 5.3 billion board feet was 3 per cent higher for the period (see Figure 2).

Output of seven building materials, closely associated with residential building requirements, declined during the first three quarters of 1951 from the corresponding period of 1950. Sink production declined 23 per cent as sales fell off during the period. Drops of 12 per cent or less were registered in granulated and loose rock wool, hot water storage tanks, vitrified sewer pipe, asphalt shingles, concrete blocks and bath tubs.

Supply and Demand for Building Materials

Except for bath tubs, sinks and hot water storage tanks, sales of which are closely associated with house-building activity, market demand for building materials was strong in the first nine months of 1951. Of the 15 materials on which data are available, factory sales of 10 items were higher during the 1951 period. Single pole switches and non-metallic cable sales eased slightly from the 1950 level. Compared with current production, factory sales of seven items were lower in the first nine months of 1951; sales of five items were equal to production and three items experienced higher sales relative to production.

Suggesting some easing on the pressure of 13 selected building materials, factory stocks were higher at the end of September, 1951, than at September, 1950. Only in the case of outlet boxes were stocks lower at the end of September, 1951, while gypsum plaster was at the same level.

Imports

Foreign deliveries of building materials added materially to Canada's domestic supply during the first nine months of 1951. Increases for thirteen items ranged from 17 to 500 per cent. Two items, namely wallboard building board and gypsum plaster were lower.

Imports of common colorless window glass increased 15 per cent to 54.1 million square feet in the first nine months of 1951. Cement imports were more than doubled to 2 million barrels, about one-sixth of domestic production in the 1951 period. The remaining items representing smaller proportions of domestic building material output contributed to the needs of firms in particular localities or requiring special qualities of materials.

Exports

Foreign shipments of sawn lumber, Canada's major building material export, totalled 2.6 billion board feet, about one-half of current production during the first nine months of 1951. This represents a slight drop of 2 per cent from the same period in 1950. Hardwood flooring, on the other hand, experienced a sharp decline of 50 per cent to 5.4 million feet, and wood laths and shingles fell 21 and 5 per cent to 55.2 million laths and 2 million shingles. Exports of paints, pigments and varnishes doubled during the period to \$5.7 million and wood fibre insulating board tripled to 38.9 millions of square feet. Building brick registered an increase of almost 50 per cent to 2.8 millions of bricks. Cement, gypsum plaster and common colorless window glass exports were at low levels.

Non-Seasonal Lay-offs in Building Material Establishments

The number of employees laid off in building material establishments for non-seasonal reasons during the first ten months of 1951, totalled 2,200, 500 less than the number laid off in the same period of 1950.

Lack of orders accounted for lay-offs of 600 employees, shortage of material, 800, and machinery breakdowns or plant damage caused suspension of work involving 800 employees.

Supply of Primary Iron and Steel Products

Steel, the key material in the defence program, was produced at new high levels during the first nine months of 1951. Output of steel ingot and its basic component pig iron reached 2.6 million net tons and 1.9 million net tons for the period with increases of 5 and 11 per cent respectively over the same period of 1950. Finished rolling mill products converted from domestic steel ingot advanced 9 per cent to 1.9 million tons as compared with 1.7 million tons during the first three quarters of 1950. Imports of primary iron and steel shapes, under control since January 1, 1951, rose 55 per cent to 1.2 million tons. This increase was the result of allotments made to Canada by the United States under the Controlled Materials Plan in effect since July 1, 1951, and higher shipments from Europe. Exports of finished rolling mill products, subject to permit control, were at a low level. Part of the import and export shipments represents conversion arrangements between American and Canadian steel processors.

Shipments of primary iron and steel shapes from Canadian steel mills to domestic consuming industries totalled 2.3 million tons during the first nine months of 1951, 18 per cent above the same period in 1950. Of this amount the construction industry received 287 thousand tons direct, 10 per cent more than

in the 1950 period. The construction industry would also represent the ultimate user of part of the 550 thousand tons shipped to wholesalers and the merchant trade.

Production, Sales and Stocks of Iron and Steel Building Materials

Production of five iron and steel building products was at a higher level in the first nine months of 1951 than in the corresponding period of 1950. Cast-iron pressure pipe at 99,000 tons advanced 83 per cent, followed by structural steel with an increase of 33 per cent to 153,000 tons. Steel pipe and cast-iron soil pipe gained about 25 per cent to 130,000 tons and 44,000 tons respectively while wire nails was up 4 per cent to 66,000 tons.

Sales of two iron and steel building products were running at higher levels in the first nine months of 1951, and sales of a third were lower. Sales of cast-iron soil pipe at 38,000 tons were up 12 per cent and wire nails and spikes increased 5 per cent to 66,000 tons. Steel pipe sales declined about 19 per cent to 140,000 tons, a level which exceeded current production for the period.

Stocks at the producer level of steel pipe and fittings at the end of September, 1951, amounted to 13,000 tons, about half the quantity on hand at the end of September, 1950. Stocks of cast-iron soil pipe and fittings and wire nails and spikes at 5,000 tons and 13,000 tons were slightly higher than at the end of September, 1950.

Imports and Exports of Iron and Steel Building Materials

Substantial increases were registered in imports of wire nails, structural steel and galvanized sheets during the first nine months of 1951 from the corresponding period of 1950. Imports of skelp declined 9 per cent to 107,000 tons. Wire nail imports increased three times to 8,200 tons, structural steel doubled to 230,000 tons and galvanized sheet imports at 6,000 tons gained 20 per cent.

Exports consisting in the main of token shipments, were at a low level during the first nine months of 1951. Cast-iron soil pipe and steel pipe and fittings were reduced about one-third to 800 tons and 1,500 tons respectively. Structural steel and wire nail exports totalled 2,000 tons and 8 tons respectively.

SECTION 6.—BUILDING LABOUR

(See Tables 52-62)

Employment in the construction industry which, except for logging, experiences the greatest seasonal variation of any major industry, was at a new high level in the third week of August, 1951. According to the quarterly Labour Force survey carried out by the Dominion Bureau of Statistics, the number employed in the construction industry totalled 396,000 at August 19, 1951, 4 per cent above the number employed in construction one year earlier. Since housing units under construction in August, 1951, were 7,000 less than in August, 1950, the number in construction employment at this period indicates some shift of workers out of residential building into defence and defence-supporting construction projects. Employment in non-agricultural industries, including construction, showed a similar increase of 4 per cent to 4.3 million in the periods compared. Employment in firms having 15 or more employees engaged in the building industry averaged 129,000 for the first nine months of 1951, 10 per cent higher than the corresponding average in 1950. Weekly earnings in these firms for the first nine months of 1951 averaged \$50.14, 10 per cent more than the comparable average in 1950.

The Labour Market

Reflecting the high level of employment in construction, persons without jobs and seeking work in the industry declined from 15,000 in the third week of August, 1950, to 12,000 in the third week of August, 1951. In the present diversified construction program which is extending productive capacity in areas adjoining populated centres and in remote areas, this small number of unemployed suggests a comparatively high degree of mobility in the construction labour force.

Throughout the third quarter of 1951 as compared with the same period of 1950, a somewhat tighter labour market in construction trades is indicated by data on registrations of unplaced applicants and unfilled vacancies with the National Employment Service offices. In the third quarter, 1951, the monthly average of unplaced applicants in construction trades was 8,600. The number of unfilled vacancies averaged 5,500. In the third quarter of 1950 the monthly average of unplaced applicants in construction trades was 8,900, and the average number of unfilled vacancies was 4,400.

Supply of Construction Workers

Additions to the construction labour force through immigration in the first nine months of 1951 totalled 6,600 workers, equal to about half the number of immigrant construction workers in the whole period 1945 to 1950. Of these 6,600 construction workers, 5,800 or 88 per cent were skilled, carpenters comprising the largest number, 1,900, followed by electricians, 1,400, and bricklayers, 1,200. Emigration of skilled construction workers in the first nine months of 1951 totalled 511, of whom 189 were carpenters, 65 were electricians, 43 were bricklayers and the remainder among other skilled construction tradesmen.

Apprenticeship trainees in construction trades under the Federal-provincial program numbered 5,100 at the end of September 1951, about the same number as in September, 1950. The largest groups were in plumbing and steamfitting, 1,400, electrical, 1,400, carpentry, 1,000, and sheet metal, 600.

Strikes in the Building and Building Materials Industry

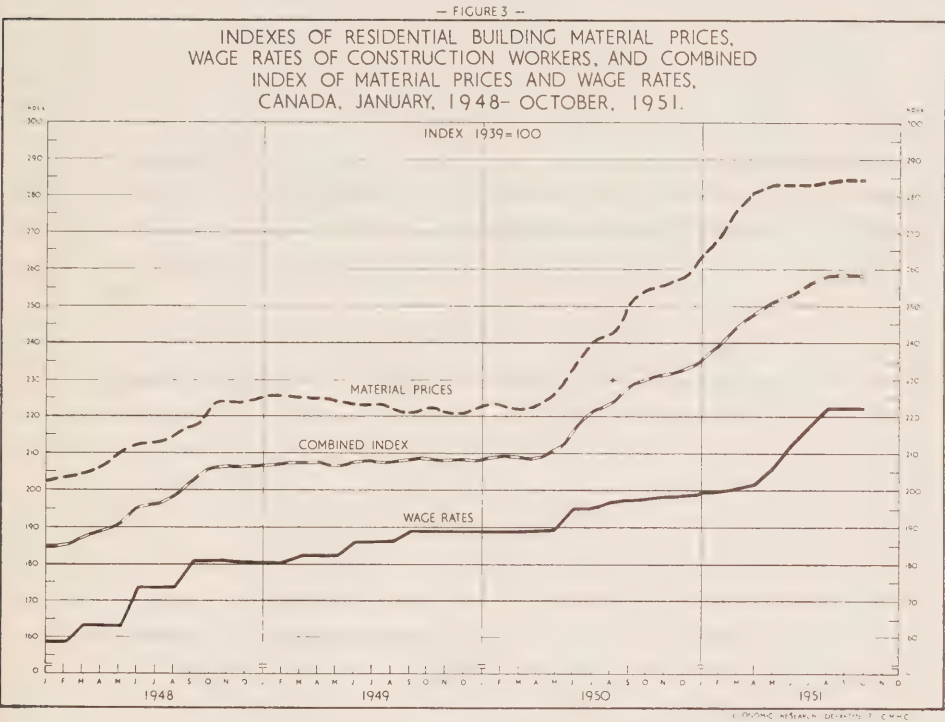
Time lost through strikes in the building industry during the first nine months of 1951 was higher than any 12-month period in the post-war years. The number of working days lost totalled 63,100 in the 1951 period, as compared with 44,000 for the full year, 1947, the previous high year in the post-war period. In the building materials industry, time lost amounted to 30,200 man-working days during the 1951 period as against 40,600 man-working days lost in the comparable period of 1950. Working days lost in all industries numbered 667,600, or 49 per cent lower than in the first nine months of 1950.

SECTION 7.—BUILDING COSTS

(See Tables 63-66)

Following an upward adjustment in response to high levels of demand for building materials and labour during the first six months of 1951, building costs became more stable in the succeeding four months. At the end of October, 1951, the combined index of wholesale prices of *residential* building materials and wage rates of construction workers stood at 259 (1939=100) compared to 231 at the end of October, 1950, an increase of 12 per cent. The monthly

average of the combined index for the first ten months of 1951, was 16 per cent higher than the corresponding average for 1950 (see Figure 3).



Residential Building Material Prices

With building material firms producing record outputs (see p. 19) and dealer and contractor spring inventories tending to ease pressures on the demand for most building materials during summer and fall construction operations, wholesale prices of *residential* building materials levelled off after May, 1951, and increased 2 points to 285 by October, 1951. At 285, the index represents an increase of 12 per cent from the level in October, 1950. The monthly average of the residential building material wholesale price index for the first 10 months of 1951 was 20 per cent higher than the average for the same period in 1950.

The lumber products group index which experienced a notable rise during 1950 and the spring months of 1951, settled at 411 from May to October, 1951. The present level of 411 represents an increase of 13 per cent from October, 1950. Three other group indexes remained stable over the period May to October, 1951, including brick, tile and stone, paint and glass, and lath, plaster and insulation materials.

Reflecting higher raw material and labour costs, four group indexes moved up slightly during the period May to October, 1951. In October, 1951, electrical equipment and fixtures and "other materials" stood at 215 and 210 respectively, 15 per cent above the level in October, 1950, plumbing and heating equipment reached 211, 15 per cent higher than in October, 1950, and cement, gravel and sand at 152, was 6 per cent higher than a year earlier.

Countering this rising trend, the roofing materials group index declined. It was at 217 in October, 1951, 8 per cent below the index in October, 1950, owing to a drop in wholesale prices of cedar shingles.

Wage Rates in the Construction Trades

Strong seasonal demand for construction workers together with tradesmen's efforts to maintain real wages resulted in agreements for increased wage rates during the spring and summer months of 1951. At the end of October, 1951, the index for all construction workers (including holiday pay allowances) was 222, 12 per cent higher than in October, 1950. The monthly average of the index for all construction workers (including holiday pay allowances) for the first 10 months was 8 per cent higher than the comparable average for 1950.

Rent and the Cost-of-Living

The August survey of rents revealed a small increase in the rental index to 138 (1939=100), 5 per cent higher than in August, 1950. The slight rise of two points in the index from May, 1951, to August, 1951, reflects for the most part rental increases which took place in metropolitan centres in the Province of Quebec after August 1, 1951, when the rent freeze in those centres was terminated.

The cost-of-living index increased from 185 (1939=100) in July, 1951, to 188 in October, 1951, after rising 15 points between January and July, 1951. The index in October, 1951, was 12 per cent above the level in October, 1950. The monthly average for the cost-of-living index during the first 10 months of 1951 was 181 (1939=100), 11 per cent higher than the corresponding average for 1950.

Rent Control Provisions

During the fourth quarter of 1951, the only major change in rent control regulations took place in the Province of Quebec. Bill No. 30,⁽¹⁾ an Act to amend the "Act respecting the regulation of rentals"⁽²⁾ was assented to December 4, 1951. The Bill replaces the title of the existing rental Act with that of "An Act to promote conciliation between lessees and property-owners". With respect to leases of one year or over which expire after October 1, 1951, and the parties are unable to agree as to the renewal of the existing lease or the making of a new lease, the tenant may apply for a prolongation of a lease and the fixing of the rent by filing an application with the administrator and advising the landlord of such application 30 clear days before the expiration of the lease. The administrator may prolong the lease for any period up to May 1, 1953, when the Act expires.

In granting a landlord permission to repossess a rented dwelling for himself or specified relatives, by virtue of the Act an administrator if he deems it equitable, may allow the tenant to remain in possession for up to 60 days after the date of his decision. The owner who has recovered possession of a house for occupancy by himself or relatives may not rent it at any time afterwards or use it for any other purpose unless he has obtained authority from the administrator. If the administrator authorizes the landlord to lease it at some subsequent period, the maximum rent must be authorized by the administrator.

Rental accommodation which was vacated by a tenant after April 30, 1951, cannot be rented to a new tenant at a higher price unless approved by an

(1)Fourth Session, Twenty-Third Legislature, 15-16 George VI, 1951-52.

(2)14-15 George VI, Chapter 20, 1950-51, *Statutes of Quebec*.

administrator. In the case of a sale of furnishings by a landlord to a tenant as a condition of the lease or at the time of the lease, the tenant, if he considers the sale price exaggerated, may apply for an administrator's evaluation up to January 30, 1952, if the lease was made prior to November 30, 1951. In the case of leases made after that date, the tenant must apply for an evaluation within 60 days after the lease is made. The tenant has the right to recover the difference between the sale price and the administrator's evaluation.

Subject to the municipal by-laws in force in the locality, and upon request by the landlord the administrator may authorize the sub-division of a large house occupied by a single tenant.

SECTION 8.—BUILDING INDUSTRY

(See Tables 67-68)

Bankruptcies in the Construction Industry, Building Materials Industry and All Industries

As the tempo of activity in the construction sector of the economy increased during the first nine months of 1951, bankruptcies in the construction industry and in the building materials industry fell off. Bankruptcies of building materials firms numbered 16 in the first nine months of 1951, as compared with 32 in the same period in 1950. Liabilities of these firms amounted to \$1.2 million in each of the periods compared. In the construction industry bankruptcies totalled 93 in the 1951 period as against 103 a year earlier. Liabilities of bankrupt firms in the construction industry in the first nine months of 1951 declined \$200,000 to \$1.8 million from the same period in 1950. Since many of these firms are reorganized with new financing arrangements in a period of rising business activity, their failure does not indicate a corresponding loss in productive capacity. Bankruptcies in all industries declined 25 per cent to 714 and the amount of liabilities showed a parallel drop of 22 per cent to \$15.1 million during the first nine months of 1951.

Common Stock Prices

During the first ten months of 1951 increased confidence in the earning power of building material firms was reflected in the index of stock prices of common shares of sixteen building material companies. The index averaged 274 for the first ten months of 1951, 50 per cent above the comparable average for 1950. The index representing stock prices of common shares of eighty-two industrial companies in October 1951, at 208 was double its value in 1939.

PART II

TABULAR MATERIAL*

*Sources of tables shown in Part II together with explanatory notes will be shown in Part III.

SECTION 1
POPULATION TRENDS

TABLE 1. — NET FAMILY FORMATION, CANADA, 1945 — SEPTEMBER, 1951.
(In Thousands)

Period	Marriages	Deaths to Married Persons	Divorces ⁽¹⁾	Net Migration of Married Females	Net Family Formation ⁽²⁾
1945	108.0	48.6	5.1	+ 5.0	59.3
1946	134.1	48.6	7.7	+29.7	107.5
1947	127.3	49.9	8.2	+ 6.2	75.4
1948	123.3	51.5	6.9	+18.0	83.0
1949					
1st Quarter	15.9	13.9	—	+ 3.0	3.5
2nd Quarter	34.8	13.7	—	+ 3.9	23.5
3rd Quarter	42.8	12.3	—	+ 2.7	31.9
4th Quarter	30.4	13.1	—	+ 2.5	18.4
Total, 1949	123.9	53.0	5.9	+12.1	77.1
1950					
1st Quarter	14.9	13.1	—	+ 1.8	2.3
2nd Quarter	33.6	14.2	—	+ 2.6	20.7
3rd Quarter	44.8	12.4	—	+ .8	31.9
4th Quarter	31.4	13.1	—	+ 1.6	18.6
Total, 1950	124.7	52.8	5.2	+ 6.8	73.5
1951					
1st Quarter	17.0	13.8	—	+ 3.5	5.4
2nd Quarter	32.0	14.3	—	+ 8.1	24.5
3rd Quarter	45.0	12.1	—	+ 6.5	38.1

(1) Quarterly data not available.

(2) Quarterly estimates include an allowance for divorces.

TABLE 2.— NUMBER OF BIRTHS, DEATHS, AND MARRIAGES AND TOTAL POPULATION,
CANADA, ⁽¹⁾ 1945 — SEPTEMBER, 1951.

Period	Births	Deaths	Marriages	Population 000
1945.....	288,730	113,414	108,031	12,102
1946.....	330,732	114,931	134,088	12,283
1947.....	359,094	117,725	127,311	12,558
1948.....	347,307	119,384	123,314	12,859
1949				
1st Quarter.....	87,732	32,630	15,910	—
2nd Quarter.....	96,208	31,969	34,775	—
3rd Quarter.....	95,504	28,636	42,764	—
4th Quarter.....	86,695	30,812	30,428	—
Total, 1949	366,139	124,047	123,877	—
1950				
January.....	29,707	11,510	4,881	
February.....	27,389	10,028	6,008	
March.....	31,586	11,403	4,044	—
1st Quarter.....	88,682	32,941	14,933	
April.....	30,927	10,466	8,480	
May.....	32,979	11,046	9,213	
June.....	32,828	10,173	15,856	—
2nd Quarter.....	96,734	31,685	33,549	
July.....	33,557	9,884	15,936	
August.....	31,713	9,361	12,383	
September.....	31,652	9,387	16,524	—
3rd Quarter.....	96,922	28,632	44,843	
October.....	30,427	10,014	13,558	
November.....	28,454	9,861	9,241	
December.....	29,359	10,516	8,609	—
4th Quarter.....	88,240	30,391	31,408	
Total, 1950	370,578	123,649	124,733	—
1951 ⁽²⁾				
January.....	29,210	10,662	6,176	
February.....	27,672	11,214	5,468	
March.....	31,385	12,482	5,394	—
1st Quarter.....	88,267	34,358	17,038	
April.....	32,707	11,619	7,775	
May.....	33,088	10,440	9,924	
June.....	34,740	9,238	14,337	13,869 ⁽³⁾
2nd Quarter.....	100,535	31,297	32,036	
July.....	32,490	9,104	16,756	
August.....	33,745	10,155	13,992	
September.....	29,520	8,686	14,254	—
3rd Quarter.....	95,755	27,945	45,002	

(1) Excluding Yukon and North West Territories.

(2) Preliminary (see p. 111).

(3) Preliminary. The figure shown for June, 1951, is from a preliminary census count. Quarterly figures for 1949 and 1950 and the first quarter, 1951, formerly shown, are presently under revision.

TABLE 3. — NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,
1945 — SEPTEMBER, 1951.

Period	Males			Females			18 Years and Over			Under 18 Years			Total
	Married	Single	Sub-total	Married	Single	Sub-total	Male	Female	Sub-total	Male	Female	Sub-total	
1945	2,695	5,006	7,701	9,470	5,551	15,021	4,259	11,620	15,879	3,442	3,401	6,843	22,722
1946	6,694	13,799	20,493	36,457	14,779	51,236	9,934	40,818	50,752	10,559	10,408	20,967	71,719
1947	13,799	19,636	33,435	13,162	17,530	30,692	27,281	24,787	52,068	6,154	5,905	12,059	64,127
1948	25,843	41,247	67,090	24,676	33,638	58,324	52,986	45,191	98,177	14,104	13,133	27,237	125,414
1949	22,271	28,862	51,133	20,406	23,653	44,059	39,415	33,266	72,681	11,718	10,793	22,511	95,192
1950													
1st Quarter	2,892	4,646	7,538	3,365	3,559	6,924	5,419	4,950	10,369	2,119	1,974	4,093	14,462
2nd Quarter	4,880	7,880	12,760	4,634	5,414	10,048	9,473	7,292	16,765	3,287	2,756	6,043	22,808
3rd Quarter	3,754	5,770	9,524	3,341	4,093	7,434	7,307	5,560	12,867	2,217	1,874	4,091	16,958
4th Quarter	4,500	6,647	11,147	3,881	4,624	8,505	8,485	6,361	14,846	2,662	2,144	4,806	19,652
Total, 1950	16,026	24,943	40,969	15,221	17,690	32,911	30,684	24,163	54,847	10,285	8,748	19,033	73,880
1951													
January	1,302	1,935	3,237	1,179	1,221	2,400	2,546	1,792	4,338	691	608	1,299	5,637
February	1,926	2,999	4,925	1,712	1,781	3,493	3,798	2,554	6,352	1,127	939	2,066	8,418
March	2,971	4,267	7,238	2,265	2,355	4,620	5,555	3,252	8,807	1,683	1,368	3,051	11,858
1st Quarter	6,199	9,201	15,400	5,156	5,357	10,513	11,899	7,598	19,497	3,501	2,915	6,416	25,913
April	3,510	5,096	8,606	2,765	2,816	5,581	6,678	3,915	10,593	1,928	1,666	3,594	14,187
May	4,840	7,341	12,181	3,963	4,106	8,069	9,253	5,522	14,775	2,928	2,547	5,475	20,250
June	4,737	7,400	12,137	3,614	3,678	7,292	9,638	5,147	14,785	2,499	2,145	4,644	19,429
2nd Quarter	13,087	19,837	32,924	10,342	10,600	20,942	25,569	14,584	40,153	7,355	6,358	13,713	53,866
July	4,934	7,299	12,233	3,721	3,678	7,399	9,757	5,189	14,946	2,476	2,210	4,686	19,632
August	4,584	6,577	11,161	3,128	2,946	6,074	9,039	4,343	13,382	2,122	1,731	3,853	17,235
September	3,452	4,900	8,352	2,368	2,503	4,871	6,952	3,589	10,541	1,400	1,282	2,682	13,223
3rd Quarter	12,970	18,776	31,746	9,217	9,127	18,344	25,748	13,121	38,869	5,998	5,223	11,221	50,090

TABLE 4—NUMBER OF EMIGRANTS⁽¹⁾ FROM CANADA, BY SEX,
MARITAL STATUS AND AGE GROUP,
1945 — SEPTEMBER, 1951.

Period	Total	Married Females ⁽²⁾	Children under 18 Years ⁽²⁾
1945.....	22,500	—	—
1946.....	33,900	—	—
1947.....	35,000	—	—
1948.....	34,800	6,700	6,200
1949			
1st Quarter.....	7,800	2,000	1,700
2nd Quarter.....	8,600	2,200	1,900
3rd Quarter.....	9,000	2,200	1,800
4th Quarter.....	8,700	1,900	1,700
Total, 1949	34,100	8,300	7,100
1950 ⁽³⁾			
1st Quarter.....	6,100	1,600	1,300
2nd Quarter.....	8,200	2,000	2,000
3rd Quarter.....	9,900	2,500	2,000
4th Quarter.....	9,300	2,300	2,000
Total, 1950	33,500	8,400	7,300
1951 ⁽³⁾			
1st Quarter.....	6,300	1,700	1,600
2nd Quarter.....	8,300	2,200	2,400
3rd Quarter.....	10,200	2,700	2,900

(1) Estimated.

(2) Not available prior to 1948.

(3) Preliminary.

TABLE 5.—NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA, BY COUNTRY,
1945—SEPTEMBER, 1951.

Period	United Kingdom		United States		Other Countries		Total	
	Immi- gration	Emigra- tion	Immi- gration	Emigra- tion	Immi- gration	Emigra- tion	Immi- gration	Emigra- tion
1945.....	14,600	5,100	6,400	15,800	1,700	1,600	22,700	22,500
1946.....	51,400	9,100	11,500	22,000	8,800	2,800	71,700	33,900
1947.....	38,800	7,900	9,400	24,100	15,900	3,000	64,100	35,000
1948.....	46,000	7,200	7,400	24,600	72,000	3,000	125,400	34,800
1949								
1st Quarter.....	5,300	1,200	1,400	5,900	16,600	700	23,300	7,800
2nd Quarter.....	8,100	1,700	2,000	6,200	20,100	700	30,200	8,600
3rd Quarter.....	4,900	2,300	2,400	5,800	15,300	900	22,600	9,000
4th Quarter.....	3,900	2,400	1,800	5,500	13,300	800	19,000	8,700
Total, 1949	22,200	7,600	7,600	23,400	65,300	3,100	95,100	34,100
1950								
1st Quarter.....	2,300	900	1,300	4,600	10,900	600	14,500	6,100
2nd Quarter.....	4,500	1,600	1,800	6,000	16,500	600	22,800	8,200
3rd Quarter.....	3,000	2,500	2,600	6,600	11,300	800	16,900	9,900
4th Quarter.....	3,600	2,000	1,900	6,500	14,100	800	19,600	9,300
Total, 1950	13,400	7,000	7,600	23,700	52,800	2,800	73,800	33,500
1951								
1st Quarter.....	4,300	800	1,600	4,900	20,000	500	25,900	6,300
2nd Quarter.....	9,800	900	2,100	6,800	42,000	600	53,900	8,300
3rd Quarter.....	7,800	1,400	2,300	8,300	40,000	500	50,100	10,200

SECTION 2 HOUSE-BUILDING ACTIVITY

TABLE 6.—NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND
UNDER CONSTRUCTION, CANADA⁽¹⁾, 1945 — NOVEMBER, 1951.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) ⁽²⁾
<i>Dwellings in New Structures and Conversions⁽³⁾</i>			
1945	— ⁽⁴⁾	48,470	— ⁽⁴⁾
1946	— ⁽⁴⁾	67,194	— ⁽⁴⁾
1947	81,276	79,231	— ⁽⁴⁾
1948	95,340	81,243	— ⁽⁴⁾
1949	93,931	91,655	— ⁽⁴⁾
1950	95,270	91,754	— ⁽⁴⁾
<i>Dwellings in New Structures</i>			
1945	— ⁽⁴⁾	42,488	— ⁽⁴⁾
1946	— ⁽⁴⁾	60,454	40,170
1947	74,263	72,218	42,215
1948	90,194	76,097	56,456
1949	90,509	88,233	59,503
1950			
1st Quarter	9,015	17,873	50,161
2nd Quarter	33,134	18,095	63,634
3rd Quarter	29,796	23,463	69,957
4th Quarter	20,586	29,584	59,443
Total, 1950	92,531	89,015	—
1951			
January	2,771	6,950	55,261
February	2,966	6,712	51,534
March	4,064	5,859	49,294
1st Quarter	9,801	19,521	—
April	7,451	5,688	51,090
May	11,699	6,876	55,903
June	9,514	6,609	58,615
2nd Quarter	28,664	19,173	—
July	6,123	4,926	59,766
August	7,461	7,183	59,867
September	5,538	7,002	58,382
3rd Quarter	19,122	19,111	—
October	4,977	8,164	55,180
November	3,798	8,842	50,449

(1) Excluding Yukon and Northwest Territories for period 1945-1951 and Newfoundland for period 1945-1948.

(2) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 112).

(3) Estimated.

(4) Not available.

TABLE 7.— NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS, CANADA, 1947 — NOVEMBER, 1951.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	45,824	13,586	59,410	12,628	2,225	14,853	72,038
1948	57,671	12,026	69,697	15,687	4,810	20,497	85,384
1949	58,370	9,743	68,113	17,565	4,831	22,396	85,678
1950							
January	1,958	0	1,958	161	33	194	2,119
February	2,290	41	2,331	363	0	363	2,694
March	3,655	214	3,869	245	55	300	4,114
1st Quarter	7,903	255	8,158	769	88	857	8,927
April	6,157	448	6,605	681	136	817	7,286
May	9,319	1,112	10,431	2,551	665	3,216	12,982
June	8,715	1,107	9,822	1,643	600	2,243	11,465
2nd Quarter	24,191	2,667	26,858	4,875	1,401	6,276	31,733
July	7,183	1,109	8,292	1,347	606	1,953	9,639
August	6,227	998	7,225	1,337	744	2,081	8,562
September	7,581	745	8,326	1,583	336	1,919	9,909
3rd Quarter	20,991	2,852	23,843	4,267	1,686	5,953	28,110
October	7,219	884	8,103	1,180	490	1,670	9,283
November	4,892	505	5,397	952	330	1,282	6,349
December	3,403	129	3,532	575	27	602	4,107
4th Quarter	15,514	1,518	17,032	2,707	847	3,554	19,739
Total, 1950	68,599	7,292	75,891	12,618	4,022	16,640	88,509
1951							
January	2,337	112	2,449	322	0	322	2,771
February	2,406	0	2,406	532	28	560	2,938
March	3,298	279	3,577	415	72	487	3,992
1st Quarter	8,041	391	8,432	1,269	100	1,369	9,701
April	5,889	213	6,102	1,132	217	1,349	7,234
May	7,513	1,313	8,826	2,141	732	2,873	10,967
June	6,386	562	6,948	1,599	967	2,566	8,547
2nd Quarter	19,788	2,088	21,876	4,872	1,916	6,788	26,748
July	4,174	896	5,070	824	229	1,053	5,894
August	3,916	374	4,290	2,324	847	3,171	6,614
September	3,698	973	4,671	537	330	867	5,208
3rd Quarter	11,788	2,243	14,031	3,685	1,406	5,091	17,716
October	3,564	229	3,793	891	293	1,184	4,684
November	2,624	196	2,820	673	305	978	3,493

TABLE 8.— NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS,
CANADA, 1947 — NOVEMBER, 1951.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	44,452	7,304	51,756	16,091	4,371	20,462	67,847
1948	48,006	10,029	58,035	14,204	3,858	18,062	72,239
1949	60,262	8,611	68,873	14,133	5,227	19,360	83,006
1950							
January	4,541	991	5,532	760	188	948	6,292
February	3,442	443	3,885	832	98	930	4,717
March	5,278	459	5,737	733	108	841	6,470
1st Quarter	13,261	1,893	15,154	2,325	394	2,719	17,479
April	4,308	565	4,873	431	93	524	5,304
May	4,625	366	4,991	943	237	1,180	5,934
June	5,152	622	5,774	482	271	753	6,256
2nd Quarter	14,085	1,553	15,638	1,856	601	2,457	17,494
July	4,365	476	4,841	1,514	498	2,012	6,355
August	5,887	664	6,551	1,980	186	2,166	8,531
September	5,909	864	6,773	813	307	1,120	7,586
3rd Quarter	16,161	2,004	18,165	4,307	991	5,298	22,472
October	6,416	687	7,103	1,710	715	2,425	8,813
November	5,669	827	6,496	1,413	857	2,270	7,909
December	7,255	711	7,966	2,837	487	3,324	10,803
4th Quarter	19,340	2,225	21,565	5,960	2,059	8,019	27,525
Total, 1950	62,847	7,675	70,522	14,448	4,045	18,493	84,970
1951							
January	5,859	293	6,152	670	128	798	6,822
February	5,437	27	5,464	1,186	62	1,248	6,650
March	4,833	266	5,099	744	16	760	5,843
1st Quarter	16,129	586	16,715	2,600	206	2,806	19,315
April	4,806	292	5,098	541	49	590	5,639
May	5,169	111	5,280	1,248	348	1,596	6,528
June	5,157	234	5,391	1,077	141	1,218	6,468
2nd Quarter	15,132	637	15,769	2,866	538	3,404	18,635
July	3,842	300	4,142	635	149	784	4,777
August	4,881	401	5,282	1,219	682	1,901	6,501
September	4,810	198	5,008	1,415	579	1,994	6,423
3rd Quarter	13,533	899	14,432	3,269	1,410	4,679	17,701
October	6,173	401	6,574	1,182	408	1,590	7,756
November	5,846	787	6,633	1,401	808	2,209	8,034

TABLE 9.— NUMBER OF NEW PERMANENT DWELLINGS COMPLETED,
BY TYPE OF UNIT, CANADA, 1947 — NOVEMBER, 1951.

Period	One Family	Two Family	Row Houses	Apart- ments	Other	Total
1947	58,778	5,310	608	3,694	3,828	72,218
1948	61,787	4,560	1,607	7,836	307	76,097
1949	68,966	7,309	485	11,050	423	88,233
1950						
January	4,902	792	6	779	0	6,480
February	3,521	502	0	792	0	4,815
March	4,578	582	0	1,365	53	6,578
1st Quarter	13,002	1,876	6	2,936	53	17,873
April	4,092	430	2	862	11	5,397
May	4,815	376	34	940	6	6,171
June	5,002	564	0	944	17	6,527
2nd Quarter	13,909	1,370	36	2,746	34	18,095
July	5,536	492	0	824	1	6,853
August	6,768	912	0	1,035	2	8,717
September	5,883	618	0	1,391	1	7,893
3rd Quarter	18,187	2,022	0	3,250	4	23,463
October	7,565	752	99	1,040	69	9,528
November	7,397	422	4	941	5	8,766
December	8,625	934	0	1,627	104	11,290
4th Quarter	23,587	2,108	103	3,608	178	29,584
Total, 1950	68,685	7,376	145	12,540	269	89,015
1951						
January	5,023	744	0	1,166	17	6,950
February	4,587	876	40	1,195	14	6,712
March	4,410	674	74	685	16	5,859
1st Quarter	14,020	2,294	114	3,046	47	19,521
April	4,064	572	82	953	17	5,688
May	5,103	662	76	1,021	14	6,876
June	5,260	538	50	703	58	6,609
2nd Quarter	14,427	1,772	208	2,677	89	19,173
July	3,675	524	34	659	34	4,926
August	5,318	770	59	1,000	36	7,183
September	5,213	628	80	1,044	37	7,002
3rd Quarter	14,206	1,922	173	2,703	107	19,111
October	6,161	574	24	1,400	5	8,164
November	6,686	476	7	1,370	3	8,842

TABLE 10. — GROSS AND NET RESIDENTIAL CAPITAL FORMATION, CANADA, 1945 — SEPTEMBER, 1951.
(Millions of Dollars)

Period	Gross Capital Formation				Capital Consumption			Net Capital Formation
	New Construction	Major Improvements and Alterations	Supplementary Costs	Total	Deprecia- tion	Accidental Damages	Total	
1945.....	268.7	16.9	5.7	291.3	194.4	5.9	200.3	91.0
1946.....	390.2	21.8	8.1	420.1	210.6	6.0	216.6	203.5
1947.....	506.1	33.6	10.5	550.2	241.1	5.6	246.7	303.5
1948.....	628.7	39.0	13.2	680.9	285.5	6.8	292.3	388.6
1949.....	726.8	48.2	16.3	791.3	313.2	7.8	321.0	470.3
1950 ⁽¹⁾								
1st Quarter.....	146.7	11.2	3.6	161.5	80.5	2.1	82.6	78.9
2nd Quarter.....	181.3	14.8	3.6	199.7	82.6	2.1	84.7	115.0
3rd Quarter.....	224.4	17.0	4.7	246.1	87.8	2.2	90.0	156.1
4th Quarter.....	230.3	17.6	5.9	253.8	89.6	2.3	91.9	161.9
Total, 1950.....	782.7	60.6	17.8	861.1	340.5	8.7	349.2	511.9
1951 ⁽¹⁾								
1st Quarter.....	184.8	14.1	3.8	202.7	92.5	2.4	94.9	107.8
2nd Quarter.....	205.7	16.7	3.8	226.2	96.8	2.5	99.3	126.9
3rd Quarter.....	198.7	13.9	4.7	217.3	100.9	2.6	103.5	113.8

(1) Preliminary.

TABLE 11.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE,
RESIDENTIAL AND OTHER, CANADA,
1945 — SEPTEMBER, 1951.
(Millions of Dollars)

Period	New Construction				Repair and Maintenance				Total	
	Housing	Other	Sub-total	Housing	Other	Sub-total	Housing	Other		
1945.....	285.6	421.0	706.6	96.3	401.7	498.0	381.9	822.7	1,204.6	
1946.....	412.0	661.0	1,073.0	105.3	427.7	533.0	517.3	1,088.7	1,606.0	
1947.....	539.7	884.0	1,423.7	130.8	461.2	592.0	670.5	1,345.2	2,015.7	
1948.....	667.7	1,208.4	1,876.1	161.9	532.1	694.0	829.6	1,740.5	2,570.1	
1949										
1st Quarter.....	154.3	244.1	398.4	33.1	86.1	119.2	187.4	330.2	517.6	
2nd Quarter.....	193.8	337.2	531.0	38.6	144.0	182.6	232.4	481.2	713.6	
3rd Quarter.....	218.1	403.3	621.4	51.5	171.7	223.2	269.6	575.0	844.6	
4th Quarter.....	208.8	364.1	572.9	53.0	154.0	207.0	261.8	518.1	779.9	
Total, 1949.....	775.0	1,348.7	2,123.7	176.2	555.8	732.0	951.2	1,904.5	2,855.7	
1950										
1st Quarter.....	157.9	239.5	397.4	34.3	79.9	114.2	192.2	319.4	511.6	
2nd Quarter.....	196.1	384.7	580.8	40.6	146.6	187.2	236.7	531.3	768.0	
3rd Quarter.....	241.4	468.1	709.5	56.6	178.8	235.4	298.0	646.9	944.9	
4th Quarter.....	247.9	452.7	700.6	59.5	169.7	229.2	307.4	622.4	929.8	
Total, 1950.....	843.3	1,545.0	2,388.3	191.0	575.0	766.0	1,034.3	2,120.0	3,154.3	
1951										
1st Quarter.....	198.9	322.1 ⁽¹⁾	521.0 ⁽¹⁾	40.9	91.8 ⁽¹⁾	132.7 ⁽¹⁾	239.8	413.9 ⁽¹⁾	653.7 ⁽¹⁾	
2nd Quarter.....	222.4	485.8 ⁽¹⁾	708.2 ⁽¹⁾	48.9	163.2 ⁽¹⁾	212.1 ⁽¹⁾	271.3	649.0 ⁽¹⁾	920.3 ⁽¹⁾	
3rd Quarter.....	212.6	592.0	804.6	67.2	201.5	268.7	279.8	793.5	1,073.3	

(1) Revised.

TABLE 12.— NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — SEPTEMBER, 1951.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Dwellings		
	New Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Dwellings	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947	161.9	16.0	177.9	3,967	33,250	37,217
1948	276.3	23.1	299.5	6,473	44,838	51,311
1949	328.4	26.3	354.7	9,895	45,395	55,290
1950						
January	7.2	1.2	8.4	322	933	1,255
February	12.5	1.1	13.6	1,132	1,396	2,528
March	28.6	1.8	30.4	577	3,817	4,394
1st Quarter	48.3	4.1	52.4	2,031	6,146	8,177
April	41.4	2.9	44.3	1,014	5,522	6,536
May	67.2	5.0	72.2	2,496	8,074	10,570
June	49.2	3.7	52.9	979	6,470	7,449
2nd Quarter	157.8	11.6	169.4	4,489	20,066	24,555
July	38.2	3.9	42.1	932	5,174	6,106
August	35.3	3.2	38.5	623	4,526	5,149
September	35.7	3.1	38.8	687	4,371	5,058
3rd Quarter	109.2	10.2	119.4	2,242	14,071	16,313
October	36.4	5.1	41.5	1,132	4,533	5,665
November	22.6	2.4	25.0	565	2,786	3,351
December	14.2	1.0	15.2	851	1,361	2,212
4th Quarter	73.2	8.5	81.7	2,548	8,680	11,228
Total, 1950	388.5	34.4	422.9	11,310	48,963	60,273
1951						
January	14.0	1.3	15.3	314	1,731	2,045
February	17.7	1.4	19.1	601	2,011	2,612
March	29.9	1.9	31.7	703	3,365	4,068
1st Quarter	61.6	4.6	66.1	1,618	7,107	8,725
April	43.0	3.7	46.7	1,018	4,797	5,815
May	45.4	4.4	49.8	921	5,461	6,382
June	33.8	3.7	37.5	670	4,375	5,045
2nd Quarter	122.2	11.8	134.0	2,609	14,633	17,242
July	28.4	3.8	32.2	895	3,580	4,475
August	25.7	3.2	28.9	490	3,060	3,550
September	18.8	3.1	21.9	474	2,226	2,700
3rd Quarter	72.9	10.1	83.0	1,859	8,866	10,725

TABLE 13.— NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED,
CANADA, 1945 — OCTOBER, 1951.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Dwellings		
	Apartments	All Other Residential Dwellings	Total	⁽¹⁾ Apartments	All Other Residential Dwellings	Total
1945	6.3	189.7	196.0	1,103	48,344	49,447
1946	19.0	194.1	213.1	3,139	38,162	41,301
1947	12.0	185.0	197.2	1,743	36,458	38,201
1948	30.1	342.9	373.1	3,730	62,500	66,230
1949	69.5	394.9	464.4	8,165	64,247	72,412
1950						
January	3.6	20.4	24.0	422	2,855	3,277
February	3.5	16.8	20.3	408	2,544	2,952
March	2.6	27.6	30.2	304	3,892	4,196
1st Quarter	9.7	64.8	74.5	1,134	9,291	10,425
April	3.9	39.1	43.0	448	5,614	6,062
May	4.3	49.9	54.2	496	6,756	7,252
June	5.8	57.9	63.7	656	9,726	10,382
2nd Quarter	14.0	146.9	160.9	1,600	22,096	23,696
July	6.8	67.4	74.2	747	9,840	10,587
August	3.7	44.8	48.5	410	6,680	7,090
September	7.9	48.4	56.3	840	7,507	8,347
3rd Quarter	18.4	160.6	179.0	1,997	24,027	26,024
October	6.7	48.1	54.8	708	6,951	7,659
November	5.4	38.6	44.0	573	5,554	6,127
December	5.1	23.4	28.5	538	3,254	3,792
4th Quarter	17.2	110.1	127.3	1,819	15,759	17,578
Total, 1950	59.3	482.4	541.7	6,550	71,173	77,723
1951						
January	2.8	13.2	16.0	290	1,888	2,178
February	2.1	22.9	25.0	209	3,159	3,368
March	5.6	26.4	32.0	566	3,564	4,130
1st Quarter	10.5	62.5	73.0	1,065	8,611	9,676
April	8.4	41.4	49.8	835 ⁽²⁾	5,278	6,113 ⁽²⁾
May	7.5	44.5	52.0	729 ⁽²⁾	6,112	6,841 ⁽²⁾
June	6.7	43.5	50.3	647 ⁽²⁾	6,206	6,853 ⁽²⁾
2nd Quarter	22.6	129.4	152.1	2,211 ⁽²⁾	17,596	19,807 ⁽²⁾
July	4.8	39.0	43.8	454 ⁽²⁾	6,020	6,474 ⁽²⁾
August	1.9	33.2	35.2	185	5,095	5,280
September	2.4	27.6	30.0	225	4,276	4,501
3rd Quarter	9.1	99.8	109.0	864	15,391	16,255
October	3.2	26.2	29.4	299	4,083	4,382

(1) Estimated.

(2) Revised.

SECTION 3

PUBLICLY-ASSISTED HOUSE BUILDING

TABLE 14.—NUMBER OF NEW PERMANENT DWELLINGS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947—SEPTEMBER, 1951.

Period	Publicly-Initiated Housing	Privately-Initiated Housing					Total Publicly Assisted Housing ⁽²⁾	Total Housing
		Without Government Financial Assistance			Total Privately-Initiated Housing			
		With Government Financial Assistance						
		Loans	Guarantees	Sub-total ⁽¹⁾				
1947	7,190	12,963	387	13,533	53,540	67,073	20,723	74,263
1948	10,006	17,363	1,528	19,029	61,159	80,188	29,035	90,194
1949								
1st Quarter	364	2,737	687	3,466	4,566	8,032	3,830	8,396
2nd Quarter	1,248	5,123	163	5,304	25,643	30,947	6,552	32,195
3rd Quarter	3,871	6,139	2,012	8,157	15,976	24,133	12,028	28,004
4th Quarter	2,391	9,598	772	10,370	9,153	19,523	12,761	21,914
Total, 1949	7,874	23,597	3,634	27,297	55,338	82,635	35,171	90,509
1950								
1st Quarter	92	3,377	666	4,043	4,880	8,923	4,135	9,015
2nd Quarter	1,794	10,595	390	11,104	20,236	31,340	12,898	33,134
3rd Quarter	1,710	13,427	441	13,868	14,218	28,086	15,578	29,796
4th Quarter	1,003	10,536	321	10,857	8,726	19,583	11,860	20,586
Total, 1950	4,599	37,935	1,818	39,862	48,060	87,932	44,471	92,531
1951								
1st Quarter	351	4,891 ⁽³⁾	316	5,207 ⁽³⁾	4,243 ⁽³⁾	9,450	5,558 ⁽³⁾	9,801
2nd Quarter	773	9,063 ⁽³⁾	239 ⁽³⁾	9,312 ⁽³⁾	18,579 ⁽³⁾	27,891	10,085 ⁽³⁾	28,664
3rd Quarter	927	6,583	200	6,799	11,396	18,195	7,726	19,122

⁽¹⁾ Includes in addition to units started with loan and guarantee assistance, units approved under the double depreciation provisions without National Housing Act loans or guarantees.

⁽²⁾ Includes direct Government housing and privately-initiated housing with Government financial assistance.

⁽³⁾ Revised.

Period	Number of Loans ⁽²⁾	Number of Dwellings ⁽²⁾	Amount of Loans \$000			Total
			Joint Loans		Direct Loan	
			Basic Loan	Additional Loan		
1945 ⁽³⁾	5,142	5,695	23,832	0	0	23,832
1946	8,492	13,042	43,280	0	18,355	61,635
1947	10,549	12,734	60,576	0	1,133	61,709
1948	16,913	20,730	106,696	0	1,708	108,400
1949	19,627	29,036	119,319	3,418	38,792	161,529
1950						
1st Quarter	5,871	7,495	39,039	5,288	4,683	49,010
2nd Quarter	11,851	15,436	79,748	10,688	11,413	101,849
3rd Quarter	11,323	13,431	76,273	10,677	5,618	92,568
4th Quarter	7,302	8,841	51,386	6,959	3,319	61,664
Total, 1950	36,347	45,203	246,446	33,612	25,033	305,091
1951						
January	1,569	1,813	11,234	2,381	401	13,240
February	1,803	2,162	12,698	687	1,568	14,952
March	2,579	3,974	21,349	90	3,577	25,016
1st Quarter	5,951	7,949	45,281	2,381	5,546	53,208
April	2,608	3,451	21,139	0	1,203	22,342
May	2,381	2,706	18,091	0	157	18,248
June	1,428	1,631	10,551	0	157	10,708
2nd Quarter	6,417	7,788	49,781	0	1,517	51,298
July	1,363	1,785	10,739	0	790	11,529
August ⁽⁴⁾	1,084	1,361	8,076	0	946	9,022
September	790	1,137	7,021	0		7,057
3rd Quarter	3,237	4,283	25,836	0	1,772	27,608
October	846	1,025	6,413	0	260	6,673
November ⁽⁵⁾	568	770	5,010	0	79	5,089
Total, Feb. 1, 1945—Nov. 30, 1951	114,089	148,255	722,466	39,411	94,195	866,072

(1) For information on operations under the Dominion Housing Act, 1935, and the National Housing Act, 1938, see *Housing in Canada*, October, 1946, p. 29. (2) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments. (3) Covers period February 1 to December 31. (4) Revised. (5) Preliminary. Includes data on housing loans approved under the special provisions for defence workers and for non-defence worker houses built with agreed end sales price.

TABLE 16.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED, BY TYPE OF LOAN,
CANADA, FIRST NINE MONTHS, 1950 AND 1951.

Type of Loan	First Nine Months, 1950					First Nine Months, 1951				
	Number of Loans	Number of Dwellings	Amount \$000	Average Loan per Dwelling \$	Number of Loans	Number of Dwellings	Amount \$000	Average Loan per Dwelling \$		
Housing for Home-Ownership:										
Loans to home-owners.....	9,167	9,593	63,318	6,600	4,055	4,164	28,022	6,729		
Loans to builders for sale:										
Integrated housing.....	1,013	1,013	6,986	6,896	53	53	366	6,921		
Other.....	18,373	19,489	142,205	7,289	11,174	11,650	80,586	6,917		
Sub-total.....	28,553	30,095	212,509	7,061	15,282	15,867	108,974	6,868		
Housing for Rental Purposes:										
Loans to individuals.....	314	2,378	11,191	4,706	292	2,860	15,117	5,286		
Rental Insurance.....	175	3,805	19,411	5,101	28	1,213	7,642	6,300		
Primary industries.....	—	—	—	—	—	—	—	—		
Limited Dividend Corporations....	3	84	315	3,750	3	80	380	4,750		
Sub-total.....	492	6,267	30,917	4,933	323	4,153	23,139	5,572		
Total Gross Loans.....	29,045	36,362	243,426	6,694	15,605	20,020	132,113	6,599		

TABLE 17.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, (1)
ANALYSIS OF GROSS LOANS APPROVED, SHOWING AVERAGE ESTIMATED COST, LENDING VALUE,
AMOUNT OF LOAN, FLOOR AREA AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF DWELLING, CANADA,
FIRST NINE MONTHS, 1950 AND 1951.

Type of Dwelling	Number of Loans	Number of Dwellings	Amount of Loans \$000	Average Estimated Costs				Average			
				Land	Con-struction	Other	Total	Lending Value	Loan	Finished Floor Area	Con-struction Cost per Sq. Ft.
				\$	\$	\$	\$	\$	\$	Sq. Ft.	\$
1950											
First Nine Months											
Single 1-Storey	13,963	13,963	95,907	819	8,051	213	9,083	7,736	6,869	968	8.32
Single 1½-Storey:											
Finished	6,183	6,183	47,102	908	8,470	267	9,645	8,398	7,618	1,207	7.02
Unfinished	2,744	2,744	19,170	770	7,898	205	8,873	7,726	6,986	853 ⁽²⁾	7.05
Single 2-Storey	2,897	2,897	23,786	977	9,831	325	11,133	9,252	8,211	1,369	7.18
Semi-Detached	1,266	1,266	10,033	833	8,729	276	9,838	8,563	7,741	1,227	7.11
Duplex	729	1,160	7,611	545	6,881	215	7,614	6,151	5,213	1,086	6.34
Triplex	69	205	889	600	6,797	272	7,729	5,534	4,338	1,068	6.36
Double Duplex	923	2,300	13,242	571	6,781	293	7,645	6,723	5,757	1,053	6.44
Row House	7	18	87	522	6,681	397	7,600	6,111	4,822	946	7.06
Apartment	261	5,212	25,284	328	5,723	395	6,446	5,818	4,851	854	6.70
Total	29,012	36,278	243,111	745	7,807	265	8,817	7,586	6,701	1,036	7.30
1951											
First Nine Months											
Single 1-Storey	8,407	8,407	56,909	1,021	9,371	318	10,710	8,467	6,769	1,030	9.10
Single 1½-Storey:											
Finished	2,778	2,778	20,286	1,094	9,631	336	11,061	9,005	7,302	1,236	7.79
Unfinished	1,262	1,262	8,188	859	8,586	256	9,701	7,984	6,488	816 ⁽²⁾	6.56
Single 2-Storey	1,680	1,680	13,130	1,197	11,025	422	12,644	9,986	7,815	1,363	8.08
Semi-Detached	595	610	4,462	998	9,640	385	11,023	9,134	7,315	1,231	7.83
Duplex	186	372	1,844	602	7,481	256	8,339	6,230	4,957	1,078	6.94
Triplex	32	96	436	680	7,440	332	8,452	6,208	4,541	1,016	7.32
Double Duplex	459	936	5,109	781	7,882	323	8,986	6,874	5,458	1,096	7.19
Row House	5	141	768	374	7,071	219	7,664	6,670	5,450	982	7.20
Apartment	198	3,658	20,601	539	6,923	573	8,035	6,974	5,632	881	7.86
Total	15,602	19,940	131,733	921	8,926	373	10,220	8,244	6,606	1,057	8.21

(1) Excluding loan approvals under Sections 9 and 9a.

(2) Total floor area including unfinished portion averaged 853 sq. ft. in 1950 and 846 sq. ft. in 1951.

TABLE 18. — OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,
APRIL, 1946 — SEPTEMBER, 1951.

Period	Number of Loans	Number of New Dwellings	Amount \$	Average Loan per New Dwelling \$
1946	25	48	76,315	1,590
1947	11	16	30,775	1,923
1948				
1st Quarter	1	1	1,000	1,000
2nd Quarter	0	—	—	—
3rd Quarter	2	3	6,000	2,000
4th Quarter	0	—	—	—
Total, 1948	3	4	7,000	1,750
Total, 1949	0	—	—	—
1950				
1st Quarter	0	—	—	—
2nd Quarter	0	—	—	—
3rd Quarter	1	2	5,000	2,500
4th Quarter	0	—	—	—
Total, 1950	1	2	5,000	2,500
1951				
1st Quarter	0	—	—	—
2nd Quarter	0	—	—	—
3rd Quarter	0	—	—	—
Total, April, 1946 — September, 1951	40	70	119,090	1,701

Period	With Loans Under The N.H.A.			With Conventional Loans			Total	
	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units
1948	6	220	1,362	30	1,768	13,123	36	1,988
1949	75	6,566	44,576	43	1,154	9,292	118	7,720
1950								
1st Quarter	15	1,488	10,018	4	242	1,954	19	1,730
2nd Quarter	6	571	4,188	6	200	1,729	12	771
3rd Quarter	7 ⁽¹⁾	486 ⁽¹⁾	3,542 ⁽¹⁾	3 ⁽¹⁾	311 ⁽¹⁾	2,439 ⁽¹⁾	10	797
4th Quarter	6	824 ⁽¹⁾	6,509 ⁽¹⁾	7	189 ⁽¹⁾	1,444 ⁽¹⁾	13	1,013
Total, 1950	34 ⁽¹⁾	3,369 ⁽¹⁾	24,257 ⁽¹⁾	20 ⁽¹⁾	942 ⁽¹⁾	7,566 ⁽¹⁾	54	4,311
1951								
January	5 ⁽¹⁾	119 ⁽¹⁾	934 ⁽¹⁾	2 ⁽¹⁾	18 ⁽¹⁾	200 ⁽¹⁾	7	137
February	—	1	10	1	156	1,294	1	157
March	1	13	146	—	—	—	1	13
1st Quarter	6 ⁽¹⁾	133 ⁽¹⁾	1,090 ⁽¹⁾	3 ⁽¹⁾	174 ⁽¹⁾	1,494 ⁽¹⁾	9	307
April	2	136	1,215	1	44	327	3	180
May	—	—	—	0	—	—	0	—
June	2 ⁽¹⁾	160 ⁽¹⁾	1,703 ⁽¹⁾	— ⁽¹⁾	— ⁽¹⁾	163	2	160
2nd Quarter	4 ⁽¹⁾	296 ⁽¹⁾	2,918 ⁽¹⁾	1 ⁽¹⁾	22 ⁽¹⁾	164 ⁽¹⁾	5	318
July ⁽²⁾	—	4	37	—	—	—	—	4
August ⁽²⁾	—	—	—	—	—	—	—	—
September ⁽²⁾	—	—	—	—	—	—	—	—
3rd Quarter ⁽²⁾	—	4	37	—	—	—	—	4
October ⁽²⁾	1	238	1,838	—	—	—	1	238
Total July, 1948 — October, 1951	126	10,826	76,078	97	4,060	31,639	223	14,886
								107,717

(1) Revised.
(2) Preliminary (see p. 115).

TABLE 20. — OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR GROSS PROJECTS APPROVED, CANADA, JULY, 1948 — OCTOBER, 1951.

Period	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948 ⁽¹⁾ Average	3.9	878	7,266	80.93
1949 Average	4.1	904	7,101	70.55
1950				
January	3.8	941	8,170	83.23
February	4.5	971	6,986	64.37
March	4.3	921	6,733	61.47
1st Quarter	4.3	933	6,982	65.05
April	4.2	870	6,326	58.87
May	3.7	920	8,326	76.19
June	3.8	878	7,089	73.66
2nd Quarter	4.2	873	6,463	60.45
July	4.2	931	7,107	66.46
August	3.6	893	7,952	78.68
September	4.3	916	5,773	71.59
3rd Quarter	4.1	920	6,778	70.19
October	3.7	857	8,583	81.76
November	4.0	938	8,515	85.54
December	3.6	859	7,502	77.57
4th Quarter	3.7	879	7,992	80.53
Annual Average	4.1	902	7,018	67.81
1951				
January	3.6	902	8,036	78.68
February	4.1	913	8,477	82.94
March	4.0	939	6,417	55.35
1st Quarter	3.9	923	7,286	67.41
April	3.8	863	8,568	80.81
May	—	—	—	—
June	3.6	896	10,692	89.76
2nd Quarter	3.7	879	9,571	85.03
July	—	—	—	—
August	—	—	—	—
September	—	—	—	—
3rd Quarter	—	—	—	—
October	3.7	825	7,716	76.94
Average, July, 1948 — October, 1951	4.0	900	7,149	71.02

(1) Covers period July to December.

TABLE 21. — APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, NUMBER OF PROJECTS AND UNITS AND TOTAL ESTIMATED COST, CANADA, JUNE, 1947 — SEPTEMBER, 1951.

Period	With Loans Under the National Housing Act			With Guarantees Under the Rental Insurance Plan			With Double Depreciation Approval Only			Total		
	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000	Number of Projects	Number of Units	Estimated Cost \$000
1947 ⁽¹⁾												
1948	22	151	760	0	—	—	6	219	1,783	28	370	2,543
1949	26	253	1,753	1	40	247	14	112	1,157	40	405	2,910
	18	611	4,152	79	2,501	17,028	16	66	695	96	2,656	18,174
1950												
1st Quarter	49	1,650	11,967	52	1,956	14,272	0	—	—	57	2,015	14,630
2nd Quarter	5	78	469	10	203	1,379	3	119	729	13	322	2,108
3rd Quarter	3	64	408	4	77	501	0	—	—	4	77	501
4th Quarter	4	56	373	4	56	373	0	—	—	4	56	373
Total, 1950	61	1,848	13,217	70	2,292	16,525	3	119	729	78	2,470	17,612
1951												
1st Quarter	0	—	—	0	—	—	0	—	—	0	—	—
2nd Quarter	2	10	41	0	—	—	2	10	41	2	10	41
3rd Quarter	2	16	98	0	—	—	2	16	98	2	16	98
Total, June, 1947 — Sept., 1951	131	2,889	20,021	150	4,833	33,800	43	542	4,503	246	5,927	41,378

(1) Covers period June to December.

TABLE 22. — FEDERAL-PROVINCIAL HOUSING PROJECTS UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944, BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CANADA, 1950 — SEPTEMBER, 1951.

Period	Number of Projects for Which Contracts Awarded	Number of Dwellings				Total Expenditures ⁽¹⁾ \$000		
		For Which Contracts Awarded	Started	Completed	Under Construction (at End of Period)	Housing	Land Acquisition and Other	Total
1950								
1st Quarter	—	—	—	—	—	—	—	—
2nd Quarter	1	140	—	—	—	—	—	—
3rd Quarter	—	—	140	—	140	44.2	—	44.2
4th Quarter	—	—	—	—	140	511.5	23.1	534.6
Total, 1950	1	140	140	—	—	555.7	23.1	578.8
1951								
January	—	—	—	—	140	50.9	—	50.9
February	—	—	—	—	140	.1	—	.1
March	—	—	—	8	132	38.0	43.6	81.6
1st Quarter	—	—	—	8	—	89.0	43.6	132.6
April	1	88	—	16	116	55.5	—	55.5
May	—	—	—	32	84	64.3	—	64.3
June	—	—	4	28	60	110.7	—	110.7
2nd Quarter	—	—	4	76	—	230.5	—	230.5
July	—	—	12	24	48	4.6	—	4.6
August	—	—	72	32	88	239.1	—	239.1
September	—	—	—	—	88	3.0	—	3.0
3rd Quarter	—	—	84	56	—	246.7	—	246.7
Total, June, 1950 — Sept., 1951	2	228	228	140	—	1,121.9	66.7	1,188.6

(1) Covers both Federal and provincial government shares.

TABLE 23. — FEDERAL-PROVINCIAL LAND ASSEMBLY PROJECTS UNDER SECTION 35
OF THE NATIONAL HOUSING ACT, 1944, CANADA,
1950 — SEPTEMBER, 1951.

Period	Progress of Land Assembly Projects							Total Expendi- ture ⁽¹⁾ \$000
	Started			Improvements Completed		Under Construction (At End of Period)		
	Number of Projects	Number of Lots	Number of Acres	Number of Projects	Number of Lots	Number of Projects	Number of Lots	
1950								
1st Quarter	—	—	—	—	—	—	—	—
2nd Quarter	—	—	—	—	—	—	—	—
3rd Quarter	1	374	133	—	—	1	374	53.0
4th Quarter	4	1,788	610	—	—	5	2,162	227.6
Total, 1950	5	2,162	743	—	—	—	—	280.6
1951								
1st Quarter	—	—	—	—	—	5	2,162	192.6
2nd Quarter	—	—	—	1	325	4	1,837	98.5
3rd Quarter	—	—	—	—	—	4	1,837	409.6

(1) Covers both Federal and provincial government shares.

TABLE 24.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941 — SEPTEMBER, 1951.

Period	Number of Dwellings			Actual Expenditure \$000			
	Started	Completed	Under Construction (At End of Period)	Housing	Supplementary Buildings	Land, Improvements and Other Outlay	Total
1941-1945 ⁽²⁾	23,704	18,774	4,930	60,941	13,779	16,671	91,391
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947	6,709	5,421	5,354	26,701	21	1,893	28,615
1948	8,199	6,934	6,619	49,180	39	4,165	53,384
1949	4,916	7,804	3,731	38,635	160 ⁽³⁾	3,978 ⁽⁴⁾	42,773
1950							
January	0	360	3,371	324	2	274	600
February	16	354	3,033	1,695	0	272	1,967
March	4	339	2,698	2,426	6	192	2,624
1st Quarter	20	1,053	—	4,445	8	738	5,191
April	81	341	2,438	689	8	45	742
May	450	530	2,358	1,061	14	145	1,220
June	210	382	2,186	1,364	8	283	1,655
2nd Quarter	741	1,253	—	3,114	30	473	3,617
July	143	286	2,043	1,156	10	238	1,404
August	86	671	1,458	1,073	2	306	1,381
September	2	209	1,251	847	0	207	1,054
3rd Quarter	231	1,166	—	3,076	12	751	3,839
October	0	136	1,115	826	6	343	1,175
November	0	149	966	647	36	459	1,142
December	31	84	913	837	76	435	1,348
4th Quarter	31	369	—	2,310	118	1,237	3,665
Total, 1950	1,023	3,841	—	12,945	168	3,199 ⁽⁴⁾	16,312
1951							
January	0	86	827	-175	-15	77	-113
February	0	84	743	481	139	74	694
March	0	122	621	353	130	88	571
1st Quarter	0	292	—	659	254	239	1,152
April	0	73	548	116	10	30	156
May	0	47	501	223	208	133	564
June	0	63	438	148	98	202	448
2nd Quarter	0	183	—	487	316	365	1,168
July	0	20	418	156	106	218	480
August	0	38	390	235	111	338	684
September	0	50	330	138	108	328	574
3rd Quarter	0	108	—	529	325	884	1,738
Total, April, 1941 — Sept., 1951	50,684	50,354	—	224,391	15,109	33,573	273,073

(1) Operations during 1941-1947 conducted by Wartime Housing Limited.

(2) Covers war workers' housing built between April, 1941 and December 31, 1945.

(3) Covers expenditures on 200 garages not shown as supplementary buildings in Table 25 (see p. 55).

(4) Excluding \$1,255,000 expended in 1949 and \$1,148,000 expended in 1950 recoverable from municipalities.

TABLE 25.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945 — OCTOBER, 1951.

As at Date of Reporting Closest to End of Month	Construction Under Contract		
	Number		
	Projects	Dwellings	Supplementary Buildings
1945—March.....	11	558	4
June.....	7	602	4
September.....	37	4,276	1
December.....	60	5,524	1
1946—March.....	59	5,288	1
June.....	83	5,675	0
September.....	78	5,513	5
December.....	80	4,660	9
1947—March.....	72	2,873	6
June.....	61	3,451	6
September.....	87	6,332	7
December.....	98	6,486	7
1948—March.....	88	4,698	8
June.....	90	6,410	4
September.....	107	8,442	0
December.....	104	7,745	0
1949—March.....	84	5,940	4
June.....	48	4,028	4
September.....	65	4,677	4
December.....	51	4,077	1
1950—March.....	37	3,081	1
June.....	45	2,264	1
September.....	30	1,282	2
December.....	10	913	5
1951—January.....	9	827	8
February.....	9	743	8
March.....	9	621	7
April.....	9	548	7
May.....	9	501	7
June.....	4	438	7
July.....	4	418	7
August.....	3	380	6
September.....	3	330	6
October ⁽²⁾	2	282	6

(1) Operations during 1945–1947 conducted by Wartime Housing Limited.

(2) Number of municipalities in which projects were in progress at October 31, 1951, total 2.

TABLE 26.— VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, DWELLINGS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, SEPTEMBER, 1948 — 1951.

Item	Stage of Construction Yet to be Completed	Number of Dwellings			
		Sept., 1948	Sept., 1949	Sept., 1950	Sept., 1951
1.	Excavation.....	2,591	1,198	31	0
2.	Foundation.....	3,774	1,639	41	0
3.	Water and Sewer under Building.....	5,570	2,701	602	0
4.	Framing.....	5,349	2,622	282	16
5.	Doors, frames and window sash.....	6,601	2,919	399	0
6.	Chimneys.....	6,751	3,119	536	0
7.	Roofs shingled.....	6,378	3,173	471	0
8.	Plumbing roughed in.....	6,595	2,970	435	11
9.	Wiring roughed in.....	6,920	3,446	619	0
10.	Insulation.....	6,452	3,591	768	0
11.	Wall and ceiling board and taping.....	7,584	3,807	940	64
12.	Finished flooring laid.....	7,817	3,947	994	69
13.	Exterior finish, including siding and trim.....	7,176	3,454	737	8
14.	Porches.....	7,727	3,702	711	47
15.	Interior trim.....	7,975	4,017	1,006	102
16.	Interior painting.....	8,216	4,220	1,129	200
17.	Hardware.....	8,160	4,239	1,150	230
18.	Plumbing fixtures.....	8,101	4,288	1,111	188
19.	Electrical work complete.....	8,304	4,256	1,153	193
20.	Exterior painting.....	9,607	4,372	1,177	22
21.	Water and sewer to main.....	6,368	2,876	644	0
22.	Electrical services connected.....	8,225	4,436	1,238	310
23.	Final inspection.....	8,442	4,677	1,282	330

As at End of Month	Units in New Structures						Home Conversion Plan		All Units	
	Single Units		Multiple Units		Total		Number of Units	Per cent Vacant	Number of Units	Per cent Vacant
	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant	Number of Units	Per cent Vacant				
1947	26,867	.7	42	—	26,909	.7	2,081	—	28,990	.6
	28,074	.5	42	—	28,116	.5	2,098	—	30,214	.5
	28,769	.4	539	2.0	28,811	.6	2,085	—	30,896	.5
	30,392	.6	799	.1	31,191	.6	2,079	—	33,270	.5
1948	31,606	.4	1,132	—	32,738	.4	2,065	—	34,803	.4
	33,260	.8	1,142	—	34,402	.7	2,013	—	36,415	.7
	33,731	.4	1,392	—	35,123	.4	1,990	.5	37,113	.4
	33,900	.3	1,388	.1	35,288	.3	1,827	—	37,115	.3
1949	35,373	.7	1,505	—	36,878	.7	1,671	.3	38,549	.7
	37,461	.6	1,642	.7	39,103	.6	1,512	.9	40,615	.7
	38,765	.7	1,752	.7	40,517	.7	1,361	1.2	41,878	.7
	38,367	.4	1,768	.3	40,135	.4	1,213	.8	41,348	.4
1950	38,859	.5	1,768	.3	40,627	.5	1,084	2.1	41,711	.5
	38,667	.4	1,768	.7	40,435	.1	975	3.1	41,410	.4
	37,687	.5	1,768	.6	39,455	.5	794	.7	40,249	.5
	36,002	.6	1,767	.5	37,769	.7	745	.9	38,514	.6
1951	35,403	.6	1,762	.3	37,165	.6	646	1.2	37,801	.6
	34,495	.6	1,762	.4	36,257	.6	550	1.0	36,807	.6
	33,548	.6	1,762	.9	35,310	.6	535	.2	35,845	.7
	32,129	.5	1,761	.6	33,890	.5	510	1.1	34,400	.6
	30,793	.6	1,761	.6	32,554	.6	481	.6	33,035	.6
	28,649	.5	1,760	1.1	30,409	.5	453	.6	30,862	.5
	27,336	.5	1,760	1.4	20,096	.6	344	1.4	29,440	.2
	25,073	.5	1,760	1.4	26,933	.4	322	1.5	27,255	.6
	24,440	.5	1,760	.9	26,200	.5	300	1.3	26,500	.5

TABLE 28.— ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾ NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY, 1949 — SEPTEMBER, 1951.

Period	Number of Dwellings ⁽²⁾			Actual Expenditures ⁽²⁾ \$000		
	Started	Completed	Under Construction (At End of Period)	Housing	Land, Im- provements and Other Outlay	Total
1949						
1st Quarter	—	—	—	2	—	2
2nd Quarter	—	—	—	40	11	51
3rd Quarter	1,752	—	—	1,599	75	1,674
4th Quarter	1,034	20	—	8,872	1,186	10,058
Total, 1949	2,786	20	—	10,513	1,272	11,785
1950						
January	44	42	2,768	690	74	764
February	12	101	2,679	1,656	187	1,843
March	16	101	2,594	2,486	331	2,817
1st Quarter	72	244	—	4,832	592	5,424
April	67	88	2,573	930	141	1,071
May	367	104	2,836	1,440	272	1,712
June	619	285	3,170	1,812	275	2,087
2nd Quarter	1,053	477	—	4,182	688	4,870
July	459	278	3,351	1,778	412	2,190
August	321	434	3,238	2,753	323	3,076
September	559	361	3,436	2,056	407	2,463
3rd Quarter	1,339	1,073	—	6,587	1,142	7,729
October	493	206	3,723	2,254	445	2,699
November	395	363	3,755	2,933	608	3,541
December	84	215	3,624	4,838	1,028	5,866
4th Quarter	972	784	—	10,025	2,081	12,106
Total, 1950	3,436	2,578	—	25,626	4,503	30,129
1951						
January	9	289	3,344	160	188	348
February	—	273	3,071	2,657	294	2,951
March	174	242	3,003	3,709	351	4,060
1st Quarter	183	804	—	6,526	833	7,359
April	74	158	2,919	11	2	13
May	302	160	3,061	2,149	157	2,306
June	166	181	3,046	2,598	278	2,876
2nd Quarter	542	499	—	4,758	437	5,195
July	218	176	3,007	2,884	419	3,303
August	243	250	3,000	2,302	400	2,702
September	89	223	2,866	1,738	405	2,143
3rd Quarter	550	649	—	6,924	1,224	8,148

(1) The construction operations in respect to the 1949 program of Armed Service Married Quarters are being conducted by the Construction Division, C.M.H.C. on behalf of the Department of National Defence. For progress of 1947 and 1948 program see Table 29.

(2) Not shown are 497 units started in remote areas, 220 of which were completed and expenditures on which amounted to \$4 million.

TABLE 29.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY THE DEPARTMENT OF NATIONAL DEFENCE, PERMANENT AND TEMPORARY HOUSING, NUMBER OF DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1947—SEPTEMBER, 1951.⁽¹⁾

Period	Starts			Completions			Under Construction (At End of Period)			Construction Expenditures \$'000	
	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary
1947	481	824	1,305	18	438	456	523	576	1,099 ⁽²⁾	522	522
1948	1,807	174	1,981	363	643	1,006	1,967	30	1,997	10,845	636
1949	391	2	393	1,731	31	1,762	-	-	-	13,732	17
1950	0	0	0	259	0	259	368	1	369	1,912	2
1st Quarter	0	0	0	259	0	259	368	1	369	1,912	2
2nd Quarter	130	0	130	272	1	273	226	0	226	1,837	3
3rd Quarter	148	0	148	35	0	35	339	0	339	1,254	0
4th Quarter	0	0	0	62	0	62	277	0	277	573	0
Total, 1950	278	0	278	628	1	629	-	-	-	5,576	5
1951	576	0	576	52	0	52	801	0	801	9,398	5
1st Quarter	576	0	576	52	0	52	801	0	801	9,398	5
2nd Quarter	10	0	10	4	0	4	807	0	807	425	0
3rd Quarter	0	0	0	0	0	0	807	0	807	1,693	0
Total, ⁽³⁾ Jan. 1947— September, 1951	3,543	1,000	4,543	2,796	1,113	3,909	-	-	-	42,191	1,185
											43,376

(1) Includes housing units built for employees of the Defence Research Board.

(2) Prior to January, 1947, starts were made on 60 permanent and 190 temporary units.

(3) Includes 1,083 units started in remote areas, 216 of which were completed and expenditure on which has amounted to \$14 million.

TABLE 30.—HOUSING OPERATIONS BY DEFENCE CONSTRUCTION LIMITED,
CANADA, NOVEMBER, 1950 — OCTOBER, 1951.

Period	Number of Dwellings			Expenditure (\$000)
	For which Contracts are Awarded	Started	Completed	
Prior to November, 1950.....	315	(1)	(1)	3,748
November-December, 1950...	160	(1)	—	327 ⁽²⁾
Total, 1950.....	475	(1)	(1)	4,075 ⁽²⁾
1951				
January.....	30	51	—	153 ⁽²⁾
February.....	195	14	—	625 ⁽²⁾
March.....	325	103	—	1,129 ⁽²⁾
1st Quarter.....	550	168	—	1,907 ⁽²⁾
April.....	—	3	—	2,734 ⁽²⁾
May.....	—	67	—	1,351 ⁽²⁾
June.....	—	153	—	948 ⁽²⁾
2nd Quarter.....	—	223	—	5,033 ⁽²⁾
July.....	—	96	—	1,210
August.....	—	67	—	1,002
September.....	4	54	36	1,249
3rd Quarter.....	4	217	36	3,461
October.....	100	142	—	903

(1) Not yet available.

(2) Revised.

TABLE 31. — HOUSING OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION FOR THE DEPARTMENT OF DEFENCE PRODUCTION,
NUMBER OF CONTRACTS AWARDED AND DWELLINGS FOR WHICH CONTRACTS HAVE BEEN AWARDED, NUMBER OF DWELLINGS
STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, JANUARY — SEPTEMBER, 1951.

Period	Contracts Awarded		Number of Dwellings			Expenditures \$000		
	Number	Number of Dwellings	Started	Completed	Under Construction (At end of Period)	Construction	Land and other outlay	Total
1951								
1st Quarter.....	—	—	—	—	—	—	—	—
2nd Quarter.....	1	65	65	—	—	—	—	—
3rd Quarter.....	2	65	65	—	130	—	—	—

TABLE 32.— CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943 — SEPTEMBER, 1951.

Type of Project	Number of Dwellings			Expenditure on Dwellings Completed, Current Construction, Repairs and Other Services ⁽¹⁾ \$000
	Started	Completed	Under Construction (At End of Period)	
1. Small Holdings, Sub-Division Projects: Sept. 1943 — Dec. 1949	2,673	2,673	—	22,674
1950	—	—	—	318
1st 3 Quarters	—	—	—	50
4th Quarter	—	—	—	—
Total, 1950	—	—	—	368
1951	—	—	—	—
1st 3 Quarters	—	—	—	—
2. Small Holdings, Individual Projects: Sept. 1943 — Dec. 1949	6,320	4,255	2,065	33,268
1950	1,440	1,342	2,163	6,261
1st 3 Quarters	520	390	2,293	3,728
4th Quarter	—	—	—	—
Total, 1950	1,960	1,732	—	9,889
1951	1,095	1,303	5,932	6,486
1st 3 Quarters	—	—	—	—
3. Full-Time Farming Projects: Sept. 1943 — Dec. 1949	794	548	246	5,256
1950	253	271	228	639
1st 3 Quarters	43	44	227	291
4th Quarter	—	—	—	—
Total, 1950	296	315	—	930
1951	105	90	643	785
1st 3 Quarters	—	—	—	—
4. Other Projects: Sept. 1943 — Dec. 1949	1,337	1,025	312	3,813
1950	52	78	286	769
1st 3 Quarters	3	24	265	63
4th Quarter	—	—	—	—
Total, 1950	55	102	—	832
1951	106	121	748	372
1st 3 Quarters	—	—	—	—
5. All Projects: Sept. 1943 — Dec. 1949	11,124	8,501	2,623	65,011
1950	1,745	1,691	2,677	7,987
1st 3 Quarters	566	458	2,785	4,132
4th Quarter	—	—	—	—
Total, 1950	2,311	2,149	—	12,119
1951	1,306	1,514	7,373	7,643
1st 3 Quarters	—	—	—	—

(1) See p. 117.

TABLE 33.— LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,
1929 — SEPTEMBER, 1951.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
			Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000
May 1, 1929— Mar. 31, 1945	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	26,832	54,694
1945 ⁽³⁾	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947	57	58	49	18	1,222	3,191	1,227	3,267
1948	62	85	145	66	1,813	4,663	1,828	4,814
1949	86	148	162	73	1,958	5,158	1,989	5,379
1950								
1st Quarter	9	12	16	2	253	678	255	692
2nd Quarter	15	34	25	13	297	716	303	763
3rd Quarter	30	57	63	26	725	1,785	735	1,868
4th Quarter	17	20	57	21	609	1,584	612	1,625
Total, 1950	71	123	161	62	1,884	4,763	1,905	4,948
1951								
January	5	7	13	4	154	406	156	418
February	2	7	2	1	48	135	48	142
March	1	2	1	0	16	40	16	42
1st Quarter	8	16	16	5	218	581	220	602
April	1	2	4	2	28	89	28	93
May	6	17	3	2	81	231	83	250
June	6	14	10	6	167	512	170	532
2nd Quarter	13	33	17	10	276	832	281	875
July	9	24	16	5	221	612	223	640
August	18	31	12	9	184	511	190	551
September	5	11	8	6	121	327	123	344
3rd Quarter	32	66	36	20	526	1,450	536	1,535
Total, 1929— Sept., 1951	—	—	—	—	—	—	37,224	84,854

(1) Because the amount loaned on a single mortgage may be applied for several purposes, the number of loans referred to in the total column has reference to the number of applications approved and consequently is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

TABLE 34.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,
CANADA, MARCH, 1945 — SEPTEMBER, 1951.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000
1945 ⁽¹⁾	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947	387	488	448	333	21,211	17,340	22,046	18,160
1948	328	448	524	434	29,579	28,449	30,431	29,331
1949	434	637	904	791	43,447	44,459	44,785	45,887
1950								
1st Quarter	55	81	73	66	10,202	10,284	10,330	10,431
2nd Quarter	169	270	293	264	17,228	15,961	17,690	16,495
3rd Quarter ²	144	223	268	246	17,975	22,325	18,387	22,784
4th Quarter ²	143	224	333	274	12,090	13,199	12,566	13,707
Total, 1950 ⁽²⁾	511	798	967	850	57,495	61,769	58,973	63,417
1951								
January	32	52	28	35	811	904	871	991
February	17	39	28	26	2,831	3,386	2,876	3,451
March	54	85	103	93	5,003	5,143	5,160	5,321
1st Quarter	103	176	159	154	8,645	9,433	8,907	9,763
April ⁽²⁾	49	73	93	91	8,403	8,687	8,539	8,851
May ⁽²⁾	65	103	119	120	9,814	9,883	9,993	10,106
June ⁽²⁾	103	171	168	166	6,429	6,350	6,711	6,687
2nd Quarter	217	347	380	377	24,646	24,920	25,243	25,644
July	90	137	157	140	161	177	408	454
August	62	100	117	120	127	144	306	364
September	27	43	77	78	99	119	203	239
3rd Quarter	179	280	351	338	387	440	917	1,057
Total, 1945 — Sept., 1951	2,766	3,841	4,330	3,659	201,547	199,023	208,643	206,521

(1) Covers period March 1 to December 31.

(2) Estimated.

TABLE 35. — OPERATIONS UNDER THE QUEBEC HOUSING ACT, ⁽¹⁾ NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED, AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — SEPTEMBER, 1951.

Period	Loans Approved		Provincial Commitment		Number of Dwellings
	Number	Amount \$000	Total \$000	Average per Loan \$	
January, 1948—December, 1949	2,175	11,546	3,554	1,634	2,527
1950					
January	174	963	320	1,839	200
February	240	1,388	452	1,883	267
March	519	2,978	976	1,880	573
1st Quarter	933	5,329	1,748	1,874	1,040
April	258	1,441	421	1,631	297
May	228	1,271	391	1,715	259
June	375	2,157	638	1,701	447
2nd Quarter	861	4,869	1,450	1,684	1,003
July	288	1,588	483	1,677	380
August	315	1,881	560	1,778	360
September	238	1,608	469	1,971	277
3rd Quarter	841	5,077	1,512	1,798	1,017
October	686	4,354	1,273	1,856	777
November	241	1,537	477	1,979	287
December	622	4,328	1,323	2,127	788
4th Quarter	1,549	10,219	3,073	1,984	1,852
Total, 1950	4,184	25,494	7,783	1,860	4,912
1951					
January	283	1,753	512	1,809	329
February	281	2,046	622	2,213	446
March	1,168	8,308	2,610	2,235	1,335
1st Quarter	1,732	12,107	3,744	2,162	2,110
April	280	2,019	578	2,064	419
May	590	4,249	1,121	1,900	725
June	377	2,873	978	2,593	467
2nd Quarter	1,247	9,141	2,677	2,146	1,611
July	281	2,164	671	2,389	344
August	387	2,806	824	2,129	483
September	170	1,252	380	2,234	203
3rd Quarter	838	6,222	1,875	2,237	1,030
Total, January, 1948 — September, 1951	10,176	64,510	19,633	1,929	12,190

(1) An Act to Improve Housing Conditions, Chapter 6, 12 George VI, *Statutes of the Province of Quebec*, as amended.

SECTION 4

REAL ESTATE LENDING

TABLE 36.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,
BY TYPE OF LOAN, CANADA, 1947 — SEPTEMBER, 1951.

Period	Non-Farm Residential Real Estate						Non-Farm Other Real Estate				Farms		Total
	New Construction			Existing Property			New Construction		Existing Property				
	Number of Loans	Number of Dwellings	Amount of Loans \$000	Number of Loans	Number of Dwellings	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	Number of Loans	Amount of Loans \$000	
1947	20,264	26,411 ⁽¹⁾	109,167	22,515	34,413	88,083	1,126	28,487	1,609	37,782	1,704	47,218	270,773
1948	29,635	37,436	173,604	24,539	38,320	98,878	1,213	35,279	1,961	45,087	1,738	59,086	360,123
1949	34,207	43,025	212,174	23,549	35,554	96,992	1,042	36,912	1,578	40,451	1,579	61,955	393,446
1950													
1st Quarter	7,472	9,413	50,700	5,172	8,184	22,722	209	7,971	453	10,676	248	13,554	93,298
2nd Quarter	14,289	17,665	99,463	7,318	10,146	30,607	269	10,092	486	10,107	535	22,897	152,602
3rd Quarter	14,141	16,452	93,330	7,220	10,300	31,088	292	21,150	395	10,569	336	22,384	157,699
4th Quarter	9,699	11,614	67,297	6,129	9,177	29,472	238	8,386	369	9,870	430	16,865	117,019
Total, 1950	45,601	55,144	310,790	25,839	37,807	113,889	1,008	47,599	1,703	41,222	1,549	75,700	520,618
1951													
January	3,100	3,861	22,149	1,813	2,926	9,168	111	3,682	127	4,179	133	5,284	39,853
February	2,472	2,831	19,581	1,952	3,076	9,725	66	3,691	139	6,223	102	6,731	39,859
March	3,291	4,365	27,114	2,389	3,487	11,350	98	5,524	140	3,141	143	6,061	47,915
1st Quarter	8,863	11,057	68,844	6,154	9,489	30,243	275	12,897	406	13,543	378	16,076	127,627
April	3,723	4,726	29,385	2,393	3,327	11,612	88	5,426	159	3,738	167	6,530	51,040
May	3,529	4,178	27,004	2,443	3,613	12,749	83	2,730	143	3,119	147	6,345	46,443
June	2,499	2,980	18,741	1,955	2,914	9,754	46	2,484	110	3,517	110	556	35,052
2nd Quarter	9,751	11,884	75,190	6,791	9,854	34,115	217	10,640	412	10,374	424	17,595	132,535
July	2,257	2,807	17,247	2,028	2,711	8,774	59	1,652	136	2,859	76	4,556	30,861
August	2,209	2,785	16,178	1,956	2,606	8,184	36	985	122	2,282	81	4,407	27,983
September	1,851	2,257	13,737	1,584	2,108	6,856	56	1,845	71	1,170	65	3,627	23,858
3rd Quarter	6,317	7,849	47,162	5,568	7,425	23,814	151	4,482	329	6,311	225	12,590	82,702

(1) The figure shown here is slightly larger than the sum of the number of loans for single units and the number of multiple units shown in Table 37 because in two instances one loan covered several single dwellings (see footnotes, page 67, and 3, page 68, of Table 37).

TABLE 37.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,
AND BY TYPE OF DWELLING, CANADA, 1947—SEPTEMBER, 1951.

Period	Life Insurance Companies						Trust Companies				Loan Companies			
	Single Units			Multiple Units			Single Units		Multiple Units		Single Units		Multiple Units	
	Number of Loans	Amount \$000	Number of Loans	Number of Units	Amount \$000	Number of Loans	Number of Loans	Amount \$000	Number of Loans	Number of Units	Amount \$000	Number of Loans	Number of Units	Amount \$000
1947	14,365 ⁽¹⁾	67,724	1,301	6,055	20,463	893	3,093	3,093	129	412	860	2,973	1,214	3,300
1948	20,912	108,562	2,103	8,149	32,355	1,643	7,802	7,802	112	409	922	3,762	1,432	3,484
1949	24,311	136,737	1,959	8,865	36,435	1,836	8,982	8,982	81	258	755	4,504	1,583	3,577
1950														
1st Quarter	5,596	34,804	368	1,952	8,038	218	1,137	1,137	34	99	273	1,046	399	1,225
2nd Quarter	11,285	70,965	844	3,579	16,748	379	1,987	1,987	40	131	325	1,259	649	1,827
3rd Quarter	10,994	69,236	713	2,527	11,308	366	1,737	1,737	54	127	402	1,571	567	1,812
4th Quarter	7,463	48,702	610	2,245	10,072	386	2,035	2,035	47	122	341	959	274	670
Total, 1950	35,338	223,707	2,535	10,303	46,166	1,349	6,896	6,896	175	479	1,341	4,835	1,889	5,534
1951														
January	2,474	15,392	212	907	4,411	92	540	540	19	42	136	260	58	156
February	2,018	13,936	135	424	1,869	46	277	277	5	13	31	229	30	220
March	2,591	17,772	201	1,138	6,311	99	646	646	10	38	87	336	84	283
1st Quarter	7,083	47,100	548	2,469	12,591	237	1,463	1,463	34	93	254	825	131	383
April	2,978	21,192	195	1,024	5,042	111	630	630	21	52	160	343	175	427
May	2,786	20,007	220	795	3,965	159	1,185	1,185	12	37	81	318	70	183
June	1,969	13,923	142	577	2,547	69	483	483	8	21	53	277	50	125
2nd Quarter	7,733	55,122	557	2,396	11,554	339	2,298	2,298	41	110	294	938	295	735
July	1,697	11,921	112	596	2,889	104	544	544	13	30	94	265	70	168
August	1,661	11,465	151	547	2,396	71	466	466	19	40	129	248	202	388
September	1,501	10,491	127	484	2,138	49	267	267	5	13	18	136	64	143
3rd Quarter	4,859	33,877	390	1,627	7,423	224	1,277	1,277	37	83	241	649	336	699

(1) Includes one loan approved for 2 single units and one for 21 single units.

TABLE 37.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF DWELLING, CANADA, 1947 — SEPTEMBER, 1951 — *Concluded.*

Period	Fraternal Societies ⁽¹⁾				Fire Insurance Companies				All Lending Institutions ⁽¹⁾				
	Single Units		Multiple Units		Single Units		Multiple Units		Single Units		Multiple Units		
	Number of Loans	Amount \$000	Number of Loans	Number of Units	Amount \$000	Number of Loans	Number of Units	Amount \$000	Number of Loans	Amount \$000	Number of Loans	Number of Units	
1947	103	549	143	355	1,313	2	37	171	18,336 ⁽³⁾	83,060	1,928	8,075	26,107
1948	380	2,134	256	684	2,757	4	26	240	20,701	133,846	2,943	10,735	39,758
1949	658	3,768	284	881	2,255	38	183	250	31,347	168,905	2,860	11,678	43,273
1950	48	207	23	46	159	3	17	10	6,911	40,997	561	2,502	9,704
1st Quarter	189	1,232	79	181	543	4	24	39	13,116	79,981	1,173	4,549	19,482
2nd Quarter	198	1,096	41	98	335	4	24	—	13,133	79,471	1,008	3,319	13,858
3rd Quarter	110	609	19	48	134	5	37	11	8,923	56,069	776	2,691	11,228
4th Quarter													
Total, 1950	545	3,164	162	373	1,171	16	102	60	42,083	256,518	3,518	13,061	54,272
1951	23	124	2	5	6	0	—	—	2,849	17,442	251	1,012	4,709
January	3	19	6	14	38	0	—	—	2,296	17,424	176	535	2,158
February	2	32	12	30	102	0	—	—	3,028	20,231	263	1,337	6,883
March	28	175	20	49	146	0	—	—	8,173	55,097	690	2,884	13,750
1st Quarter													
April	9	41	11	34	115	0	—	—	3,441	23,642	282	1,285	5,744
May	3	13	5	10	34	0	—	—	3,266	22,801	263	912	4,263
June	9	61	2	6	13	—	13	—	2,326	16,003	173	654	2,738
2nd Quarter	21	115	18	50	162	2	13	—	9,033	62,446	718	2,851	12,745
July	35	204	5	10	34	0	—	—	2,101	14,062	156	706	3,185
August	12	82	1	3	12	1	7	—	1,993	13,253	216	792	2,925
September	8	47	1	2	11	0	—	—	1,694	11,427	157	563	2,310
3rd Quarter	55	333	7	15	57	1	7	—	5,788	38,742	529	2,061	8,420

(1) Including mutual benefit societies and pension fund associations.

(2) The sum total of lending operations on single and multiple units by all lending institutions is shown in columns 2 to 4 in Table 36.

(3) Includes one loan approved for 21 single units and one for 21 single units.

TABLE 38.— NUMBER OF MORTGAGES REGISTERED AND DISCHARGED,
GREATER TORONTO AREA AND PROVINCE OF ONTARIO,
1945 — SEPTEMBER, 1951.

Period	Mortgages Registered		Mortgages Discharged	
	Greater Toronto	Ontario ⁽¹⁾	Greater Toronto	Ontario ⁽¹⁾
1945	17,638	52,517	17,667	57,539
1946	22,289	69,048	21,770	66,341
1947	24,095	73,543	22,485	64,744
1948	29,527	86,754	23,301	66,067
1949				
1st Quarter	7,065	18,868	5,667	15,197
2nd Quarter	9,798	26,166	6,780	18,181
3rd Quarter	10,347	27,633	5,995	16,077
4th Quarter	11,883	31,736	7,041	18,881
Total, 1949	39,093	104,403	25,483	68,336
1950				
1st Quarter	8,148	21,492	5,956	16,021
2nd Quarter	10,977	28,954	7,167	19,277
3rd Quarter	11,370	29,991	6,763	18,191
4th Quarter	11,275	29,740	7,403	19,911
Total, 1950	41,770	110,177	27,289	73,400
1951				
1st Quarter	8,799	— ⁽²⁾	6,373	— ⁽²⁾
2nd Quarter	12,521	— ⁽²⁾	8,028	— ⁽²⁾
3rd Quarter	10,445	— ⁽²⁾	10,279	— ⁽²⁾

(1) Revised series (see p. 117).

(2) Not available.

SECTION 5
BUILDING MATERIALS

TABLE 39.—INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER,
OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC
DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING
LUMBER, CANADA, 1945 — SEPTEMBER, 1951.
(1939 = 100)

Period	Production			Domestic Disappearance
	Lumber	Other Construction Materials	Total	
1945.....	114.0	147.6	122.1	144.3
1946.....	128.4	174.4	139.6	170.7
1947.....	134.9	209.7	153.6	198.6
1948.....	134.2	236.3	158.2	227.4
1949				
March.....	131.3	250.3	163.8	261.2
June.....	206.7	278.3	227.5	289.9
September.....	143.4	283.8	181.3	306.8
December.....	90.4	253.6	134.2	238.4
Annual Average	133.4	262.5	168.0	269.5
1950				
January.....	83.1	228.6	119.2	214.1
February.....	115.3	217.1	140.4	208.2
March.....	140.5	240.5	165.1	244.9
April.....	101.5	229.4	133.2	241.8
May.....	155.3	264.1	182.1	308.3
June.....	216.2	291.7	234.6	339.2
July.....	212.8	276.3	228.2	324.4
August.....	227.7	297.6	244.7	330.9
September.....	180.0	301.1	209.8	345.8
October.....	157.4	347.0	204.4	377.8
November.....	122.0	322.7	171.7	347.1
December.....	115.5	257.0	150.5	258.4
Annual Average.....	152.3	272.8	182.0	295.0
1951 ⁽¹⁾				
January.....	132.2	286.3	170.4	288.3
February.....	146.6	268.3	176.7	272.9
March.....	153.9	293.1	188.3	316.6
April.....	122.9	300.3	166.9	324.5
May.....	182.3	322.1	216.8	349.9
June.....	248.3	304.9 ⁽²⁾	261.9 ⁽²⁾	326.3 ⁽²⁾
July.....	228.1	285.3	241.9	299.2
August.....	210.7	305.1	233.8	325.5
September.....	167.7	286.5	197.0	298.2

(1) Preliminary.

(2) Revised.

TABLE 40. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1951.
(In Units Specified)

Period	Lumber and Lumber Products			Gypsum Products		
	Sawn Lumber ⁽¹⁾	Hardwood Flooring	Wood Fibre Building Board	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster ⁽¹⁾
	Millions of Ft. B.M.	Thousands of Sq. Ft.	Millions of Sq. Ft. $\frac{1}{2}$ "B.	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons
1945	4,514.2	— ⁽²⁾	164.7	134.0	59.9	67.1
1946	5,083.3	41,318	161.8	203.4	75.0	97.3
1947	5,877.9	52,250	203.1	213.7	111.1	119.7
1948	5,908.8	66,007	220.7	237.7	153.0	137.1
1949	5,915.0	79,500	227.7	230.6	174.0	160.8
1950						
January	295.4	5,760	14.1	19.2	15.4	11.3
February	409.8	6,400	14.6	18.2	16.4	11.0
March	499.3	7,240	17.0	23.5	16.9	13.6
1st Quarter	1,204.5	19,400	45.7	60.9	48.7	35.9
April	360.8	6,597	14.8	19.2	16.3	12.7
May	552.0	6,317	17.6	17.1	19.9	13.3
June	768.6	6,286	20.2	19.0	19.6	15.3
2nd Quarter	1,681.4	19,200	52.6	55.3	55.8	41.3
July	756.4	6,400	19.4	12.4	14.1	13.4
August	809.3	6,500	21.1	18.1	20.7	16.7
September	639.8	7,500	18.4	18.8	20.9	16.1
3rd Quarter	2,205.5	20,400	58.9	49.3	55.7	46.2
October	559.6	9,900	21.5	23.0	18.8	16.7
November	433.5	9,600	24.4	21.5	20.3	15.6
December	410.5	9,300	24.2	17.4	19.6	12.8
4th Quarter	1,403.6	28,800	70.1	61.9	58.7	45.1
Total, 1950	6,495.0	87,800	227.3	227.4	218.9	168.5
1951						
January	436.9	6,450	23.4	20.1	20.8	14.7
February	484.5	7,144	22.1	18.8	21.6	12.8
March	507.8	8,056	25.6	20.6	20.4	15.4
1st Quarter	1,429.2	21,650	71.1	59.5	62.8	42.9
April	406.1	6,861	24.2	20.1	21.6	15.5
May	602.5	6,570	25.5	19.0	20.1	15.7
June	820.6	6,437	22.4	19.2	22.3	16.0
2nd Quarter	1,829.2	19,868	72.1	58.3	64.0	47.2
July	753.8	7,364	24.2	12.5	15.8	12.4
August	696.3	7,479	27.0	23.7	19.4	16.2
September	554.3	8,629	24.3	21.0	16.1	14.2
3rd Quarter	2,004.4	23,472	75.5	57.2	51.3	42.8

(1) Data for 1950 and 1951 are estimated (see p. 118). Data for 1950 revised.

(2) Not available.

TABLE 40. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1951 — *Continued.*
(In Units Specified)

Period	Plumbing and Heating Equipment					Builders' ⁽¹⁾ Hardware
	Warm Air Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	\$000
1945	35.2	13.6	6,657.6	128.8	57.2	4,328.5
1946	46.6	14.3	7,465.7	138.4	76.6	5,596.8
1947	54.3	18.1	8,224.5	157.7	121.0	5,903.9
1948	64.3	18.2	8,040.4	190.0	146.7	9,766.8
1949	80.7	15.5	6,159.6	192.2	185.2	10,090.4
1950						
January	5.5	1.7	573.7	16.9	14.5	720.3
February	5.0	1.5	589.6	15.0	16.4	810.3
March	4.6	1.6	679.3	18.1	22.6	906.7
1st Quarter	15.1	4.8	1,842.6	50.0	53.5	2,437.3
April	4.0	1.4	392.8	13.2	16.2	735.2
May	4.3	1.5	425.5	13.2	22.7	711.9
June	7.0	1.6	656.0	12.2	20.5	719.8
2nd Quarter	15.3	4.5	1,474.3	38.6	59.4	2,166.9
July	6.6	.9	406.9	7.9	18.1	727.5
August	9.8	1.6	588.1	17.4	14.7	692.0
September	9.7	2.0	536.9	18.3	21.7	888.1
3rd Quarter	26.1	4.5	1,531.9	43.6	54.5	2,307.6
October	11.0	2.3	672.1	19.7	16.7	777.0
November	12.6	2.0	746.9	19.1	23.8	1,048.4
December	7.2	1.8	420.9	10.6	15.1	893.8
4th Quarter	30.8	6.1	1,839.9	49.4	55.6	2,719.2
Total, 1950	87.3	19.9	6,688.7	181.6	223.0	9,631.0
1951						
January	7.2	2.2	770.3	13.2	20.3	1,001.7
February	8.1	2.1	594.9	9.0	28.7	1,000.1
March	8.1	2.3	472.7	14.2	25.3	1,068.0
1st Quarter	23.4	6.6	1,837.9	36.4	74.3	3,069.8
April	7.6	2.2	735.2	13.3	26.7	1,065.0
May	7.6	2.4	813.4	17.3	24.7	1,084.7
June	5.4	1.7	807.3	11.8	31.7	1,032.3
2nd Quarter	20.6	6.3	2,355.9	42.4	83.1	3,182.0
July	4.8	1.0	383.3	5.8	25.6	856.9
August	7.2	1.1	537.0	16.2	19.8	773.8
September	7.5	1.2	475.3	15.8	20.2	834.8
3rd Quarter	19.5	3.3	1,395.6	37.8	65.6	2,465.5

(1) Data for 1950 and 1951 are estimated (see p. 120). Data for 1950 revised.

TABLE 40. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1951 — *Continued.*
(In Units Specified)

Period	Electrical Wire and Wiring Devices ⁽¹⁾				Mineral Wood	
	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable	Batts	Granulated and Loose
	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet	Millions of Sq. Ft.	Millions of Cu. Ft.
1945	—	—	—	—	34.4	5.4
1946	1,808.7	1,392.8	1,272.3	45.4	54.8	10.1
1947	2,344.6	2,121.2	5,794.5	67.0	82.3	9.8
1948	2,627.5	2,202.4	9,190.4	81.1	93.4	10.1
1949	2,058.4	1,995.0	6,798.8	87.2	137.8	14.8
1950						
January	152.6	133.2	468.2	8.8	10.2	1.1
February	167.9	102.3	401.1	8.6	7.8	1.0
March	193.2	148.4	169.0	7.4	9.6	1.1
1st Quarter	513.7	383.9	1,038.3	24.8	27.6	3.2
April	114.6	109.7	137.5	6.1	8.0	.8
May	183.6	108.5	197.4	8.1	12.3	.9
June	197.4	192.7	292.1	6.9	13.6	1.1
2nd Quarter	495.6	410.9	627.0	21.1	33.9	2.8
July	185.4	136.3	277.4	7.5	15.9	1.0
August	164.8	144.7	435.1	11.3	14.5	1.4
September	187.0	208.1	426.1	10.6	16.2	1.4
3rd Quarter	537.2	489.1	1,138.6	29.4	46.6	3.8
October	211.9	173.4	478.3	11.3	17.5	1.6
November	243.6	232.7	445.8	11.7	15.8	1.6
December	185.5	149.7	309.6	9.5	9.4	1.1
4th Quarter	641.0	555.8	1,233.7	32.5	42.7	4.3
Total, 1950	2,187.5	1,839.7	4,037.6	107.8	150.8	14.1
1951						
January	213.7	205.1	317.5	11.3	14.3	1.0
February	182.2	182.4	290.0	11.4	10.8	1.0
March	182.7	159.1	382.4	11.1	11.7	.7
1st Quarter	578.6	546.6	989.9	33.8	36.8	2.7
April	206.5	161.9	324.3	10.6	11.8	.8
May	220.7	241.2	375.2	8.4	11.9	.9
June	163.3	229.1	248.7	8.7	12.4	1.0
2nd Quarter	590.5	632.2	948.2	27.7	36.1	2.7
July	186.5	150.9	194.9	5.4	13.2	.9
August	141.6	145.1	416.7	5.7	14.8	1.1
September	144.3	109.4	424.1	3.5	13.5	1.1
3rd Quarter	472.4	405.4	1,035.7	14.6	41.5	3.1

(1) Data for 1945 are not available.

TABLE 40. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1951 — *Continued*.
(In Units Specified)

Period	Cement and Cement Products			Sanitary Ware		
	Cement	Concrete Blocks ⁽¹⁾	Cement Pipe and Tile ⁽¹⁾	Bath Tubs	Sinks ⁽¹⁾	Wash Basins ⁽¹⁾
	Millions of Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units
1945	7.8	—	—	56.3	—	—
1946	10.7	31.7	94.8	57.9	103.7	78.6
1947	12.2	39.8	134.7	81.1	120.7	91.7
1948	14.0	50.2	159.3	102.1	139.6	109.7
1949	16.1	48.2	117.1	132.5	192.0	140.8
1950						
January	1.2	3.8	6.8	14.2	8.6	17.1
February	1.1	2.9	8.3	13.4	12.1	15.8
March	1.3	3.7	10.0	14.1	20.0	17.0
1st Quarter	3.6	10.4	25.1	41.7	40.7	49.9
April	1.3	4.6	14.7	12.3	13.6	15.4
May	1.4	7.7	12.1	10.3	18.7	20.0
June	1.4	8.7	12.6	10.3	12.5	20.1
2nd Quarter	4.1	21.0	39.4	32.9	44.8	55.5
July	1.6	8.8	10.7	6.4	7.6	11.7
August	1.5	7.9	12.2	11.1	18.1	15.3
September	1.4	7.6	11.4	11.9	16.6	16.3
3rd Quarter	4.5	24.3	34.3	29.4	42.3	43.3
October	1.6	7.6	13.1	11.4	17.0	16.7
November	1.5	6.9	10.7	13.4	11.0	19.2
December	1.4	5.1	9.0	10.3	10.9	16.5
4th Quarter	4.5	19.6	32.8	35.1	38.9	52.4
Total, 1950	16.7	75.3	131.6	139.1	166.7	201.1
1951						
January	1.3	5.4	10.9	14.0	15.6	16.7
February	1.2	4.8	9.4	11.2	9.0	17.7
March	1.4	6.0	16.5	12.1	11.3	20.0
1st Quarter	3.9	16.2	36.8	37.3	35.9	54.4
April	1.5	6.5	20.6	11.7	14.2	18.9
May	1.5	7.6	23.4	13.2	11.8	20.6
June	1.4	9.1	25.3	13.1	11.9	19.7
2nd Quarter	4.4	23.2	69.3	38.0	37.9	59.2
July	1.5	9.6	20.8	8.8	7.0	15.3
August	1.5	7.8	27.4	10.5	9.7	17.1
September	1.5	6.2	22.9	8.5	7.9	15.4
3rd Quarter	4.5	23.6	71.1	27.8	24.6	47.8

(1) Data for 1945 are not available. Cement pipe and tile includes drain pipe, sewer pipe, water pipe and culvert tile.

TABLE 40. — PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1951 — *Concluded*.
(In Units Specified)

Period	Clay Products				Asphalt Products	
	Building Brick ⁽¹⁾	Flue Linings ⁽²⁾	Vitrified Sewer Pipe ⁽²⁾	Structural Tile	Asphalt ⁽³⁾ Shingles	Tar and Asphalt Felts
	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons	Thousands of Squares	Thousands of Tons
1945	190.9	—	—	90.2	1,432.2	29.5
1946	274.1	940.1	3,055.9	134.4	1,982.6	38.1
1947	295.4	1,025.0	3,959.1	150.2	2,085.6	46.7
1948	316.7	1,197.6	5,066.7	157.3	2,040.3	45.3
1949	338.0	1,213.0	4,363.0	172.5	2,531.0	39.9
1950						
January	23.9	115.6	321.7	14.2	107.7	3.0
February	20.9	117.5	327.6	12.6	138.1	2.9
March	23.3	120.6	373.5	13.4	163.7	3.1
1st Quarter	68.1	353.7	1,022.8	40.2	409.5	9.0
April	22.8	97.0	318.8	13.6	193.9	3.6
May	31.4	63.8	389.5	16.2	245.8	3.6
June	37.3	85.9	456.2	17.2	347.2	4.3
2nd Quarter	91.5	246.7	1,164.5	47.0	786.9	11.5
July	34.3	119.4	414.9	18.3	354.8	3.9
August	36.2	120.4	423.2	17.4	334.9	4.9
September	36.1	121.8	475.1	17.0	327.4	4.4
3rd Quarter	106.6	361.6	1,313.2	52.7	1,017.1	13.2
October	36.0	94.6	490.2	16.9	338.0	5.4
November	34.0	127.4	428.8	14.5	183.4	5.0
December	29.5	125.8	481.4	12.7	68.1	4.4
4th Quarter	99.5	347.8	1,400.4	44.1	589.5	14.8
Total, 1950	365.7	1,309.8	4,900.9	184.0	2,803.0	48.5
1951						
January	29.8	122.7	315.8	13.8	150.2	3.9
February	24.2	117.9	434.2	12.2	191.6	3.8
March	28.4	152.5	340.3	14.4	204.9	5.2
1st Quarter	82.4	393.1	1,090.3	40.4	546.7	12.9
April	30.3	97.5	299.3	12.5	221.3	5.3
May	37.1	95.9	304.1	17.1	284.9	5.0
June	36.7 ⁽⁴⁾	111.2	325.3	18.6	231.2 ⁽⁴⁾	4.2
2nd Quarter	104.1 ⁽⁴⁾	304.6	928.7	48.2	737.4 ⁽⁴⁾	14.5
July	37.9	128.9	366.2	19.1	315.7	3.4
August	36.8	104.6	323.4	19.2	236.6	4.3
September	32.2	144.5	315.8	16.7	230.5	3.6
3rd Quarter	106.9	378.0	1,005.4	55.0	782.8	11.3

(1) Data on production of building brick for the period 1949, 1950 and 1951 are estimated (see p. 119).
(2) Data for 1945 are not available.

(3) Includes siding.

(4) Revised.

TABLE 41. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — SEPTEMBER, 1951.
(In Units Specified)

Period	Plumbing and Heating Equipment						Sanitary Ware			
	Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters		Bath Tubs		Sinks	
	Thousands of Units	Thousands of Units	Thousands of Units	Thousands of Units	Thousands of Units	Thousands of Units	Thousands of Units	Thousands of Units	Thousands of Units	Thousands of Units
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1949										
March	.8	.9	13.7	.3	10.9	14.8	11.5	1.1	18.1	5.4
June	.8	1.6	17.2	1.3	14.9	15.1	9.9	2.2	16.7	6.9
September	1.8	1.0	19.1	2.0	14.9	11.1	13.8	2.3	13.8	7.9
December	1.7	.7	11.1	1.2	16.0	18.1	9.5	1.2	12.0	13.9
1950										
March	.6	2.2	18.1	1.2	17.7	21.7	8.3	11.0	16.9	15.8
June	1.3	3.9	13.1	.9	21.0	21.5	13.4	12.4	13.2	21.5
September	2.5	2.1	17.9	.9	20.9	17.7	13.7	2.7	20.5	14.2
December	2.0	1.6	9.3	1.8	13.3	18.3	11.7	1.5	12.2	10.2
1951										
January	1.9	1.2	14.8	1.1	18.4	16.7	14.0	1.2	14.7	10.8
February	1.8	1.5	8.8	1.5	24.7	17.4	11.6	.9	12.6	8.2
March	2.0	1.6	14.2	1.5	22.1	18.8	11.3	1.5	11.3	9.0
April	1.6	2.4	13.2	1.5	21.6	22.4	11.4	1.8	14.3	8.0
May	1.2	3.5	18.1	.7	19.3	23.5	12.3	2.6	10.2	9.1
June	1.3	4.0	12.0	.5	24.5	25.6	10.7	4.9	8.3	12.2
July	1.4	4.1	5.8	.5	16.0	33.8	6.9	6.8	4.7	16.1
August	1.3	3.9	15.8	1.0	14.5	36.1	8.6	8.4	7.8	17.9
September	1.4	3.6	15.3	1.5	16.0	38.7	6.6	10.2	5.5	20.3

TABLE 41. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — SEPTEMBER, 1951 — *Continued.*
(In Units Specified)

Period	Gypsum Products						Clay Products			
	Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Building Brick		Flue Linings	
	Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Bricks		Thousands of Feet	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1949										
March	19.7	1.9	14.5	1.8	14.4	1.2	23.0	19.5	108.3	33.4
June	19.6	1.3	15.6	.8	17.6	1.0	29.1	24.1	91.9	20.5
September	17.2	1.2	17.0	1.3	18.7	1.1	30.5	25.7	78.0	13.2
December	21.2	1.2	15.9	.7	15.5	.9	23.9	30.1	99.1	35.9
1950										
March	22.9	2.1	17.3	1.4	15.8	1.2	25.7	30.0	92.0	131.0
June	19.4	1.2	20.1	1.2	17.8	1.0	36.6	26.2	112.2	73.4
September	19.2	1.4	20.6	1.5	18.9	.9	36.0	25.4	163.7	10.5
December	16.8	2.6	19.6	2.1	14.9	.9	28.3	22.2	104.7	20.6
1951										
January	20.0	2.7	20.5	2.3	16.8	1.1	28.3	23.7	106.1	37.2
February	18.3	3.2	20.9	2.9	15.0	1.0	23.5	23.6	102.8	48.2
March	21.8	2.0	21.0	2.3	17.8	1.1	27.9	23.2	166.2	34.5
April	19.5	2.6	21.5	2.4	17.9	1.2	27.2	25.4	95.9	36.0
May	19.1	2.5	20.8	1.7	18.2	1.2	35.7	25.1	92.4	39.5
June	19.2	2.4	22.2	1.7	18.7	1.1	35.2	25.4	106.1	44.7
July	13.2	1.7	15.0	2.5	15.0	.5	34.9	27.2	131.2	43.3
August	23.3	2.1	19.5	2.4	18.9	.8	34.5	28.3	104.7	43.2
September	20.3	2.8	16.4	2.0	16.3	.9	30.2	28.5	119.8	67.9

TABLE 41. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — SEPTEMBER, 1951 — *Concluded*.
(In Units Specified)

Electrical Wire and Wiring Devices												
Period	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable		Cement		Mineral Wool			
	Thousands of Units		Thousands of Units		Millions of Feet		Millions of Barrels of 350 lbs.		Millions of Sq. Ft.			
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1949												
March	223.5	135.2	902.1	141.3	4.8	4.9	1.4	1.2	6.3	1.5		
June	217.5	258.4	540.1	414.7	5.4	4.3	1.6	.7	9.5	1.2		
September	120.6	42.9	275.0	143.3	9.2	.7	1.6	.2	14.4	2.1		
December	140.1	60.0	309.4	152.7	9.4	1.4	.8	.8	11.6	2.0		
1950												
March	163.8	110.9	147.5	399.6	5.7	7.8	1.2	1.8	10.1	2.6		
June	130.0	95.4	375.9	272.2	11.3	2.4	1.8	.6	15.1	2.6		
September	182.2	96.6	419.4	144.7	10.2	1.9	1.6	.2	16.8	1.7		
December	186.2	59.4	293.0	78.8	10.1	1.7	.8	.7	9.6	1.6		
1951												
January	226.5	57.6	260.0	36.4	11.3	1.7	.9	1.1	13.3	2.7		
February	202.0	37.8	281.7	45.7	9.9	2.2	.9	1.4	10.5	3.0		
March	193.6	27.0	392.2	35.9	10.9	2.5	1.4	1.5	11.3	3.4		
April	179.9	46.6	330.0	30.2	9.4	3.6	1.5	1.4	12.2	3.0		
May	213.4	60.9	366.8	38.7	6.7	5.3	1.9	1.0	11.4	3.5		
June	150.6	68.2	252.7	34.7	7.6	6.3	1.7	.7	12.4	3.5		
July	160.0	94.5	179.1	50.5	4.9	6.8	1.6	.7	12.6	4.2		
August	109.4	127.6	351.8	115.3	5.2	7.4	1.8	.4	15.0	4.0		
September	153.1	118.8	426.1	113.2	5.0	5.9	1.5	.4	14.5	3.0		

TABLE 42. — IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1951.
(In Units Specified)

Period	Lumber and Lumber Products		Sanitary Ware		Cement
	Hardwood Flooring	Wallboard Building Board	Bath Tubs	Closets, Sinks and Basins	
	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ "B	\$000	\$000	Thousands of Barrels of 350 lbs.
1945	702	12.1	7	254	32.7
1946	404	18.7	206	535	350.1
1947	1,157	39.9	1,044	205	1,248.6
1948	8	18.3	231	83	1,120.7
1949	8,258	95.5	493	374	2,284.0
1950					
January	450	2.8	29	51	11.9
February	692	3.2	25	22	0
March	671	2.3	26	24	12.7
1st Quarter	1,813	8.3	80	97	24.6
April	357	1.6	57	56	30.0
May	520	1.6	54	33	34.9
June	554	1.6	51	45	123.4
2nd Quarter	1,431	4.8	162	134	188.3
July	928	2.0	45	39	200.0
August	557	3.5	56	45	220.4
September	688	3.2	52	34	215.8
3rd Quarter	2,173	8.7	153	118	636.2
October	507	3.9	70	42	260.0
November	751	3.9	56	89	186.2
December	326	4.2	39	71	90.9
4th Quarter	1,584	12.0	165	202	537.1
Total, 1950	7,001	33.8	560	551	1,386.2
1951					
January	771	1.6	98	60	48.4
February	328	1.0	33	72	35.9
March	883	2.0	108	109	101.0
1st Quarter	1,982	4.6	239	241	185.3
April	1,032	2.2	81	134	202.0
May	1,000	2.7	111	163	284.0
June	820	1.7	91	76	217.9
2nd Quarter	2,852	6.6	283	373	703.9
July	972	1.4	86	58	388.5
August	1,048	2.6	46	73	403.2
September	920	1.7	34	35	309.7
3rd Quarter	2,940	5.7	166	166	1,101.4

TABLE 42. — IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1951 — *Continued.*
(In Units Specified)

Period	Building Brick	Mineral Wool	Gypsum Plaster	Builders' Hardware	Paints, Pigments and Varnishes
	Millions of Bricks	Thousands of Sq. Ft.	Thousands of Tons	\$000	\$000
1945	1.4	5,993	2.9	490	8,660
1946	1.1	7,822	7.6	653	9,436
1947	8.9	5,775	10.1	969	13,441
1948	8.3	74	10.0	1,076	14,276
1949	21.9	112	8.7	1,218	13,867
1950					
January	.7	0	.3	119	1,221
February	.6	0	.4	89	1,203
March	.6	6	.3	109	1,466
1st Quarter	1.9	6	1.0	317	3,890
April	1.1	5	.4	104	1,263
May	1.7	4	.5	117	1,582
June	2.4	1	1.6	134	1,541
2nd Quarter	5.2	10	2.5	355	4,386
July	2.1	3	3.2	113	1,394
August	1.8	64	3.0	89	1,587
September	1.6	8	2.8	90	1,762
3rd Quarter	5.5	75	9.0	292	4,743
October	1.5	28	4.6	157	1,908
November	1.4	16	3.7	195	1,845
December	1.2	4	1.6	167	1,441
4th Quarter	4.1	48	9.9	519	5,194
Total, 1950	16.7	139	22.4	1,483	18,213
1951					
January	1.5	22	.9	201	1,979
February	1.5	39	.9	156	1,555
March	1.5	12	1.6	204	2,110
1st Quarter	4.5	73	3.4	561	5,644
April	2.0	26	1.9	177	2,120
May	1.8	27	1.8	208	1,881
June	1.8	20	1.3	158	1,808
2nd Quarter	5.6	73	5.0	543	5,809
July	1.4	3	1.1	140	1,683
August	1.9	12	1.0	125	1,563
September	1.4	92	1.8	127	1,450
3rd Quarter	4.7	107	3.9	392	4,696

TABLE 42. — IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1951 — *Concluded.*
(In Units Specified)

Period	Plumbing and Heating Equipment				Common Colourless Window Glass
	Warm Air Furnaces	Domestic Heating Boilers	Cast Iron Radiators	Electric Hot Water Tank Heaters	
	Units	\$000	Sq. Ft.	Units	Millions of Sq. Ft.
1945	334	35	280	— ⁽¹⁾	39.8
1946	1,542	133	7,595	— ⁽¹⁾	43.7
1947	2,506	319	43,824	— ⁽¹⁾	70.2
1948	7	16	0	3,214	96.3
1949	522	33	3,339	1,285	64.6
1950					
January	3	0	725	234	3.2
February	10	2	448	204	3.3
March	39	0	372	118	4.5
1st Quarter	52	2	1,545	556	11.0
April	23	1	0	402	5.5
May	43	4	340	226	6.6
June	17	2	0	73	5.9
2nd Quarter	83	7	340	701	18.0
July	179	0	0	244	7.0
August	9	3	1,506	78	5.9
September	12	7	2,753	478	5.2
3rd Quarter	200	10	4,259	800	18.1
October	100	4	7,137	173	6.5
November	411	25	3,845	284	9.8
December	189	6	2,628	173	5.1
4th Quarter	700	35	13,610	630	21.4
Total, 1950	1,035	54	19,754	2,687	68.5
1951					
January	380	6	3,843	164	3.5
February	73	11	7,436	288	3.8
March	149	12	1,741	227	3.9
1st Quarter	602	29	13,020	679	11.2
April	67	31	5,125	646	7.9
May	246	18	2,292	1,053	6.4
June	272	5	1,348	1,499	6.8
2nd Quarter	585	54	8,765	3,198	21.1
July	204	6	1,479	600	7.5
August	84	17	3,290	697	7.5
September	212	13	1,482	646	6.8
3rd Quarter	500	36	6,251	1,943	21.8

(1) Not available.

TABLE 43. — EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1951.
(In Units Specified).

Period	Lumber and Lumber Products				
	Sawn Lumber	Hardwood Flooring	Wood Fibre Insulating Board	Wood Shingles	Wood Laths
	Millions of Ft. B.M.	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ " B	Thousands of Squares	Thousands of Laths
1945	2,000.5	544	45.3	1,651	25,981
1946	2,083.3	106	36.1	1,775	26,193
1947	2,735.0	50	51.1	2,051	41,700
1948	2,467.7	25	40.2	2,353	55,513
1949	2,188.7	611	30.4	2,121	77,157
1950					
January	142.3	470	1.2	127	3,419
February	198.5	225	.8	139	4,210
March	263.6	423	1.1	282	5,566
1st Quarter	604.4	1,118	3.1	548	13,195
April	226.2	464	.7	238	4,366
May	276.0	1,029	1.8	278	7,136
June	358.5	1,719	1.4	270	9,162
2nd Quarter	860.7	3,212	3.9	786	20,664
July	384.6	1,801	1.2	257	12,105
August	361.7	2,045	1.9	258	10,092
September	404.9	2,552	1.6	326	13,031
3rd Quarter	1,151.2	6,398	4.7	841	35,228
October	415.7	2,119	2.1	320	16,253
November	302.5	1,722	2.5	220	7,149
December	228.0	1,566	1.3	208	3,668
4th Quarter	946.2	5,406	5.9	748	27,070
Total, 1950	3,562.5	16,135	17.6	2,924	96,157
1951					
January	263.1	1,166	1.2	221	3,889
February	240.4	783	1.7	232	4,600
March	296.2	839	2.2	282	4,553
1st Quarter	799.7	2,788	5.1	735	13,042
April	303.2	681	2.2	290	4,926
May	285.7	519	7.0	222	4,530
June	265.4	430	3.2	155	7,563
2nd Quarter	854.3	1,630	12.4	667	17,019
July	318.4	435	6.8	182	9,413
August	315.4	349	8.6	204	8,428
September	282.0	215	6.0	228	7,270
3rd Quarter	915.8	999	21.4	614	25,111

TABLE 43. — EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1951 — *Concluded*.
(In Units Specified).

Period	Cement	Building Brick	Common Colourless Window Glass	Gypsum Plaster	Paints, Pigments and Varnishes
	Thousands of Barrels of 350 lbs.	Millions of Bricks	Sq. Ft.	Tons	\$000
1945	281.9	3.7	15,251	447	3,973
1946	114.4	6.1	4,301	969	4,407
1947	88.0	4.2	93,149	1,423	7,346
1948	73.0	4.9	57,959	744	6,235
1949	19.2	4.3	931	163	3,604
1950					
January	0	.1	0	35	336
February	0	0	0	0	508
March	0	0	200	2	385
1st Quarter	0	.1	200	37	1,229
April	0	.1	400	25	188
May	.4	.2	0	6	243
June	.5	.3	0	25	199
2nd Quarter	.9	.6	400	56	630
July	7.9	.4	0	0	220
August	7.9	.4	92	9	298
September	4.6	.4	0	0	410
3rd Quarter	20.4	1.2	92	9	928
October	1.8	.4	0	0	460
November	.6	.3	0	0	440
December	.2	.2	225,700	0	338
4th Quarter	2.6	.9	225,700	0	1,238
Total, 1950	23.9	2.8	226,392	102	4,025
1951					
January	0	.1	289,856	0	310
February	0	.1	40,400	0	339
March	.1	.2	34,260	26	514
1st Quarter	.1	.4	364,516	26	1,163
April	0	.2	55,880	25	631
May	.3	.3	53,496	0	669
June	.4	.4	0	52	695
2nd Quarter	.7	.9	109,376	77	1,995
July	.2	.4	61,900	1	848
August	.1	.5	0	3	841
September	.2	.6	0	9	850
3rd Quarter	.5	1.5	61,900	13	2,539

TABLE 44.— PRODUCTION OF PIG IRON AND STEEL INGOT AND ESTIMATED
DOMESTIC DISAPPEARANCE OF ROLLING MILL PRODUCTS,
CANADA, 1945 — SEPTEMBER, 1951.
(Thousands of Net Tons)

Period	Pig Iron	Steel Ingot ⁽¹⁾	Rolling Mill Products ⁽¹⁾			
			Production from		Exports	Domestic Disappearance
			Canadian Ingot ⁽²⁾	Imports		
1945	1,786	2,761	1,985	789	40	2,734
1946	1,404	2,253	1,606	721	36	2,291
1947	1,973	2,855	2,052	906	51	2,907
1948	2,130	3,087	2,212	939	239	2,912
1949						
1st Quarter	558	813	580	321	50	851
2nd Quarter	581	806	573	427	41	959
3rd Quarter	524	707	498	303	26	775
4th Quarter	500	764	544	106	45	605
Total, 1949	2,163	3,090	2,195	1,157	161	3,191
1950						
1st Quarter	527	821	580	188	25	743
2nd Quarter	582	827	576	279	13	842
3rd Quarter	595	801	547	284	11	820
4th Quarter	612	847	565	326	20	872
Total, 1950	2,316	3,296	2,268	1,077	68	3,277
1951						
1st Quarter	615	875	627	299	13	913
2nd Quarter	643	888	644	432 ⁽³⁾	17 ⁽³⁾	1,059 ⁽³⁾
3rd Quarter	626	802	592	434	11	1,015

(1) Excludes castings and forgings (see p. 121).

(2) This production is calculated as 72.5 per cent of Canadian ingot production on the basis of an average overall loss of 27.5 per cent in conversion from ingot to finished product (see p. 121).

(3) Revised.

TABLE 45. — SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES,
CANADA, 1946 — SEPTEMBER, 1951.
(In Thousands of Tons)

Period	Building Construc- tion	Railway and Railway Car Shops	Con- tainers	Merchant Trade ⁽¹⁾ Products	Wholesalers and Warehouses	Automotive Industries	Miscella- neous	(1) Net Total Domestic Shipments	Producers Interchange	Export Shipments	Total
1946	189.6	411.6	104.4	226.8	261.6	84.0	434.4	1,772.4	453.6	145.2	2,371.2
1947	273.6	463.2	171.6	250.8	331.2	138.0	556.8	2,187.6	806.4	168.0	3,162.0
1948	295.2	556.8	196.8	313.2	321.6	139.2	556.8	2,379.6	926.4	243.6	3,549.6
1949	362.7	534.6	205.6	351.3	354.9	150.2	529.6	2,488.7	953.8	219.5	3,662.0
1950											
1st Quarter	77.7	125.2	54.0	84.0	69.0	43.8	163.9	617.6	318.1	39.5	975.2
2nd Quarter	91.6	143.2	63.5	93.9	72.2	49.5	158.4	672.3	358.0	41.5	1,071.8
3rd Quarter	91.9	115.5	75.0	84.9	83.1	47.9	143.7	642.0	368.0	56.4	1,066.4
4th Quarter	96.4	116.9	69.5	95.2	90.0	58.9	155.5	682.4	356.2	81.4	1,120.0
Total, 1950	357.6	500.8	262.0	358.0	314.3	200.1	621.5	2,614.3	1,400.3	218.8	4,233.4
1951											
January	35.8	55.5	26.6	38.5	29.3	18.5	56.3	260.5	143.5	6.6	410.6
February	30.1	53.5	24.1	28.1	28.4	21.0	55.1	240.3	122.1	4.2	366.6
March	34.8	55.8	23.6	35.7	30.1	21.6	63.4	265.0	150.1	2.0	417.1
1st Quarter	100.7	164.8	74.3	102.3	87.8	61.1	174.8	765.8	415.7	12.8	1,194.3
April	28.5	57.2	24.8	35.1	30.1	24.9	62.7	263.3	145.5	2.1	410.9
May	36.4	55.6	28.3	35.2	30.6	29.2	65.5	280.8	161.6	3.1	445.5
June	34.3	49.8	26.1	34.4	28.3	21.4	71.4	265.7	135.5	3.4	404.6
2nd Quarter	99.2	162.6	79.2	104.7	89.0	75.5	199.6	809.8	412.6	8.6	1,261.0
July	31.9	44.6	25.2	30.5	21.6	23.5	62.1	239.4	131.6	2.8	373.8
August	27.1	41.8	26.7	34.8	24.5	16.1	63.7	234.7	146.2	10.4	391.3
September	27.8	41.7	24.1	33.0	21.4	17.4	58.8	224.2	138.2	10.4	372.8
3rd Quarter	86.8	128.1	76.0	98.3	67.5	57.0	184.6	698.3	416.0	23.6	1,137.9

(1) For details (see p. 121).

TABLE 46. — PRODUCTION OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1951.
(In Units Specified)

Period	Structural Steel	Galvanized Sheets	Steel Pipe and Fittings	Wire Nails and Spikes	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings
	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons
1945	150.2	61.6	139.3	70.0	20.8	45.9
1946	115.5	56.1	96.3	58.9	25.1	65.2
1947	161.2	89.2	90.4	77.4	32.5	77.7
1948	172.9	99.1	102.6	86.8	45.7	93.4
1949	180.2	97.5	164.2	88.5	47.6	91.5
1950						
January	12.9	8.1	10.3	7.1	3.7	8.1
February	10.7	7.6	10.6	6.5	3.6	9.2
March	12.9	8.7	12.3	7.5	3.3	4.9
1st Quarter	36.5	24.4	33.2	21.1	10.6	22.2
April	12.5	7.5	8.7	6.8	3.3	4.9
May	14.0	8.5	8.9	7.7	4.0	5.7
June	12.3	7.9	11.5	7.8	4.3	5.9
2nd Quarter	38.8	23.9	29.1	22.3	11.6	16.5
July	18.2	8.5	13.8	5.1	2.7	4.9
August	7.4	8.1	12.9	7.3	5.0	5.2
September	13.9	8.7	15.9	7.4	5.0	5.2
3rd Quarter	39.5	25.3	42.6	19.8	12.7	15.3
October	17.7	9.2	17.4	8.1	5.7	12.1
November	12.5	8.7	15.7	7.6	6.1	11.5
December	13.0	7.6	14.1	6.4	6.6	9.9
4th Quarter	43.2	25.5	47.2	22.1	18.4	33.5
Total, 1950	158.0	99.1	152.1	85.3	53.3	87.5
1951						
January	20.6	8.6	14.3	7.8	5.1	13.5
February	16.7	7.9	15.0	6.6	4.7	11.7
March	17.9	9.7	14.5	7.6	5.4	13.4
1st Quarter	55.2	26.2	43.8	22.0	15.2	38.6
April	17.2	9.6	14.8	7.1	5.5	11.3
May	20.9	10.4	14.7	8.2	5.8	10.9
June	17.6	9.3	11.5	7.9	5.6	10.7
2nd Quarter	55.7	29.3	41.0	23.2	16.9	32.9
July	13.3	9.8	10.8	6.5	3.1	6.5
August	14.7	9.9	15.4	6.9	4.6	10.9
September	13.9	8.8	14.9	7.1	4.1	10.1
3rd Quarter	41.9	28.5	41.1	20.5	11.8	27.5

TABLE 47. — SALES AND STOCKS OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA,
1949 — SEPTEMBER, 1951.

Period	Steel Pipe and Fittings		Wire Nails and Spikes		Cast-Iron Soil Pipe and Fittings	
	Thousands of Tons		Thousands of Tons		Thousands of Tons	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1949						
March	17.2	7.2	7.2	2.0	2.7	5.6
June	17.4	6.5	9.2	.7	3.0	5.6
September	15.6	5.3	8.0	4.4	4.6	1.5
December	15.2	17.6	7.2	5.6	3.2	6.0
1950						
January	10.4	21.5	6.1	6.8	2.5	5.7
February	11.0	24.8	5.8	7.6	1.9	6.8
March	14.8	30.1	7.7	7.6	2.7	12.6
April	14.8	30.1	6.8	7.6	2.7	12.6
May	22.0	30.1	7.4	7.9	4.0	7.8
June	23.3	30.1	7.4	8.8	5.2	5.7
July	25.7	31.3	7.1	7.1	4.3	3.6
August	17.8	29.0	5.8	9.0	4.9	3.6
September	18.7	29.2	8.2	8.4	5.4	3.0
October	16.4	21.9	7.9	9.1	5.3	3.0
November	20.4	16.0	7.7	9.4	5.7	3.2
December	14.0	22.4	6.6	9.4	5.2	4.6
1951						
January	15.7	13.9	7.0	5.5	4.9	2.5
February	14.7	14.4	6.9	5.8	4.2	2.9
March	14.7	14.0	7.7	6.0	4.7	3.0
April	14.9	13.9	6.9	7.0	4.4	3.7
May	16.9	11.5	8.4	9.1	4.7	4.2
June	12.6	10.4	8.1	9.9	4.7	4.3
July	10.1	11.0	6.9	10.5	3.2	3.9
August	13.0	13.3	6.8	11.6	3.6	4.5
September	12.7	15.4	6.9	12.6	3.3	4.8

TABLE 48. — IMPORTS AND EXPORTS OF SELECTED IRON AND STEEL BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1951.
(In Units Specified)

Period	Imports				Exports			
	Structural Steel	Wire Nails	Galvanized Sheets	Skelp	Structural Steel	Wire Nails and Spikes	Cast-Iron Soil Pipe	Steel Pipe and Tubi
	Thousands of Tons	Tons	Tons	Tons	Thousands of Tons	Tons	Tons	Tons
1945	68.8	71	22,963	129,982	9.3	813.6	506	— (1)
1946	99.5	680	15,331	54,385	7.8	1,270.5	157	3,158
1947	183.2	4,146	7,895	60,190	4.4	31.9	207	184
1948	194.3	6,315	7,047	60,783	10.5	1,854.1	658	2,812
1949	198.1	13,305	15,268	140,897	10.3	494.8	998	16,806
1950								
January	11.5	202	458	15,575	.1	0	282	11
February	12.8	95	466	13,476	.1	0	84	2,013
March	12.0	178	701	5,037	.1	0	166	353
1st Quarter	36.3	475	1,625	34,088	.3	0	532	2,377
April	11.8	309	557	10,656	.6	.1	171	898
May	14.2	327	851	20,805	0	0	63	64
June	13.0	458	409	11,955	.1	.1	45	1,195
2nd Quarter	39.0	1,094	1,817	43,416	.7	.2	279	2,157
July	13.9	290	550	11,212	.3	.1	94	428
August	11.6	359	522	8,765	.1	.1	32	105
September	15.0	186	501	15,522	0	.1	126	364
3rd Quarter	40.5	835	1,573	35,499	.4	.3	252	897
October	19.0	483	513	15,474	.2	.3	106	260
November	19.7	384	1,016	29,663	.5	1.5	56	86
December	15.9	201	566	8,974	.1	.1	140	76
4th Quarter	54.6	1,068	2,095	54,111	.8	1.9	302	422
Total, 1950	170.4	3,471	7,110	167,114	2.2	2.4	1,366	5,853
1951								
January	18.2	440	615	14,425	.2	5.2	103	210
February	15.2	587	498	8,607	.0	0	112	157
March	19.2	337	700	9,639	.2	1.2	78	17
1st Quarter	52.6	1,364	1,813	32,671	.4	6.4	293	384
April	27.0	772	593	12,240	.2	.1	90	0
May	34.7	2,285	1,032	8,943	.2	.4	126	295
June	26.6	1,022	692	11,581	.2	0	88	407
2nd Quarter	88.3	4,079	2,317	32,764	.6	.5	304	702
July	28.9	954	657	19,757	.2	0	42	310
August	29.1	1,018	708	11,704	.3	.7	34	16
September	31.5	785	556	10,563	.4	.4	81	47
3rd Quarter	89.5	2,757	1,921	42,024	.9	1.1	157	373

(1) Not available.

TABLE 49. — VOLUME OF SELECTED BUILDING MATERIALS UNLOADED⁽¹⁾
AT RAILWAY STATIONS IN CANADA,
1945 — SEPTEMBER, 1951.
(In Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material ⁽²⁾	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1945	3,622	3,954	411	401	837	57	9,282
1946	3,907	4,717	469	500	1,173	66	10,832
1947	4,395	5,868	554	619	1,314	84	12,834
1948	4,391	6,386	624	619	1,580	93	13,693
1949	4,111	5,500	628	564	2,012	83	12,898
1950							
January	221	181	46	34	84	2	568
February	262	168	46	36	103	4	619
March	355	196	57	40	148	5	801
1st Quarter	838	545	149	110	335	11	1,988
April	289	328	52	41	175	5	890
May	331	674	59	56	236	8	1,364
June	393	786	58	56	187	8	1,488
2nd Quarter	1,013	1,788	169	153	598	21	3,742
July	447	810	59	57	178	10	1,561
August	341	590	48	40	119	7	1,145
September	433	744	60	63	160	10	1,470
3rd Quarter	1,221	2,144	167	160	457	27	4,176
October	480	684	67	62	171	8	1,472
November	432	604	62	56	141	7	1,302
December	351	301	53	51	101	5	862
4th Quarter	1,263	1,589	182	169	413	20	3,636
Total, 1950	4,335	6,066	667	592	1,803	79	13,542
January	309	248	55	53	100	5	770
February	326	210	51	42	113	4	746
March	411	287	61	63	162	6	989
1st Quarter	1,046	745	167	158	375	15	2,505
April	391	453	66	68	196	8	1,182
May	375	671	84	64	202	10	1,406
June	419	774	75	63	181	10	1,522
2nd Quarter	1,185	1,898	225	195	579	28	4,110
July	454	844	61	74	178	17	1,628
August	390	867	63	65	201	10	1,596
September	314	793	57	60	171	8	1,403
3rd Quarter	1,158	2,504	181	199	550	35	4,627

(1) For source and explanatory note see p. 122.

(2) Includes plywood.

TABLE 50.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING
MATERIALS INDUSTRY, CANADA,⁽¹⁾ 1946 — SEPTEMBER, 1951.

Period	Number of Persons Employed	Aggregate Weekly Payroll \$000	Average Weekly Earnings \$
1946			
Annual Average	84,203	2,704	32.11
1947			
Annual Average	97,787	3,539	36.09
1948			
Annual Average	104,916	4,165	39.69
1949			
Annual Average	109,401	4,726	43.32
1950—January	105,302	4,386	41.65
February	102,901	4,568	44.39
March	105,124	4,759	45.26
April	106,832	4,861	45.52
May	108,702	4,959	45.62
June	114,445	5,066	44.26
July	119,895	5,433	45.32
August	122,305	5,697	46.58
September	123,742	5,742	46.40
October	123,916	5,952	48.03
November	121,431	5,891	48.51
December	117,978	5,722	48.50
Annual Average	114,379	5,253	45.84
1951—January	110,426	5,003	45.31
February	111,610	5,455	48.89
March	112,282	5,533	49.28
April	113,876	5,695	50.01
May	114,951	5,899	51.32
June ⁽²⁾	119,671	6,008	50.20
July	121,932	6,294	51.62
August	122,420	6,301	51.47
September ⁽³⁾	121,563	6,287	51.72

(1) As reported by employers with 15 or more employees.

(2) Revised.

(3) Preliminary.

TABLE 51.—NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES,
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY REASON FOR LAYOFF, CANADA,
MARCH, 1948 — OCTOBER, 1951.

Period	Number of Estab- lishments	Number of Employees	Number of Employees by Reason for Layoff		
			Lack of Orders	Lack of Material	Other ⁽¹⁾
1948 ⁽²⁾	68	6,842	1,678	933	4,231
1949	69	3,644	2,339	296	1,009
1950					
January	3	168	150	18	—
February	3	200	—	100	100
March	6	422	197	210	15
1st Quarter	12	790	347	328	115
April	4	284	84	100	100
May	10	597	149	20	428
June	2	65	40	25	—
2nd Quarter	16	946	273	145	528
July	2	50	—	10	40
August	4	280	—	130	150
September	3	128	28	100	—
3rd Quarter	9	458	28	240	190
October	11	572	355	87	130
November	6	439	220	—	219
December	3	150	120	—	30
4th Quarter	20	1,161	695	87	379
Total, 1950	57	3,355	1,343	800	1,212
1951					
January	4	387	—	262	125
February	3	105	25	40	40
March	2	80	—	30	50
1st Quarter	9	572	25	332	215
April	6	341	158	60	123
May	5	282	157	125	—
June	1	40	40	—	—
2nd Quarter	12	663	355	185	123
July	2	84	75	9	—
August	7	338	—	120	218
September	8	361	135	75	151
3rd Quarter	17	783	210	204	369
October	5	198	61	35	102

(1) See p. 123.
(2) Covers period March — December only.

SECTION 6
BUILDING LABOUR

TABLE 52. — EMPLOYMENT BY OCCUPATION AND INDUSTRY, UNEMPLOYMENT AND THE LABOUR FORCE, BY INDUSTRY,
CONSTRUCTION, NON-AGRICULTURAL AND TOTAL, CANADA, QUARTERLY, NOVEMBER, 1945 — AUGUST, 1951.
(In Thousands)

Week Ending	Persons Employed			Persons Unemployed			Labour Force		
	Construction		Non-agricultural Industries	Total	Construction Industry	Non-agricultural Industries	Total	Construction Industry	Non-agricultural Industries
	(1) Occupation	Industry							
1945—November 17	—	184	3,269	4,326	13	165	172	197	3,434
1946 Annual Average	—	227	3,465	4,652	13	139	143	239	3,604
1947 Annual Average	—	252	3,695	4,810	12	94	98	264	3,789
1948 Annual Average	270	289	3,783	4,879	16	99	103	305	3,882
1949—March 5	258	251	3,744	4,700	47	192	199	298	3,936
June 4	350	350	3,895	5,018	16	101	103	366	3,996
August 20	343	362	3,920	5,155	15	95	98	377	4,015
October 29	352	329	4,005	5,053	22	137	147	347	4,142
Annual Average	326	323	3,891	4,981	25	131	137	347	4,022
1950—March 4	260	263	3,856	4,796	74	301	312	337	4,157
June 3 ⁽²⁾	353	343	4,076	5,120	33	144	146	376	4,221
August 19	380	380	4,070	5,221	16	101	103	396	4,171
November 4	363	366	4,115	5,084	22	112	117	388	4,227
Annual Average	339	338	4,029	5,055	36	165	169	374	4,194
1951—March 3	298	302	4,151	5,000	45	167	172	347	4,318
June 2	329	357	4,231	5,247	14	84	85	371	4,315
August 18	359	396	4,255	5,343	12	76	88	408	4,331

(1) Not available prior to August, 1947.

(2) Includes an estimate for Manitoba (see p. 123).

TABLE 53.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION
OF CONSTRUCTION WORKERS, BY NUMBER OF HOURS WORKED PER WEEK,
CANADA, MARCH, 1949 — AUGUST, 1951.

Week Ending	Percentage of Workers, by Number of Hours Worked per Week					Average Number of Hours Worked ⁽¹⁾	Total Number of Hours Worked per Week (In Thousands)
	Less than 15	15-34	35-44	45-54	More than 54		
1949							
March 5	8.4	7.2	46.0	33.2	5.2	40	9,840
June 4	3.4	4.8	41.5	38.6	11.7	44	15,136
August 20	4.1	5.1	40.6	38.0	12.2	44	15,708
October 29	4.0	7.2	44.0	36.9	7.9	42	13,650
Annual Average	4.7	5.9	42.8	37.0	9.6	43	13,674
1950							
March 4	12.4	11.9	45.9	25.4	4.4	36	9,324
June 3	3.7	5.5	48.5	34.8	7.5	42	14,154
August 19	4.0	5.9	45.2	35.1	9.8	43	16,168
November 4	3.3	7.2	47.8	33.9	7.2	44	15,928
Annual Average	5.8	7.6	46.8	32.3	7.2	41	13,694
1951							
March 3	10.8	7.8	46.2	30.1	5.1	38	11,248
June 2	3.1	6.3	48.0	31.8	10.8	43	15,136
August 18	5.2	7.2	44.7	30.8	12.1	42	16,338

(1) For qualitative note (see p. 124).

TABLE 54.— EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, ⁽¹⁾ 1945 — SEPTEMBER, 1951.

Period	Building Industry			Indexes of Employment (1939 = 100)	
	Number of Persons Employed	Aggregate Weekly Payroll \$000	Average Weekly Earnings \$	Building Industry	Non- Agricultural Industries
1945					
Annual Average	44,932	1,533	34.03	149.1 ⁽²⁾	147.5 ⁽²⁾
1946					
Annual Average	65,386	2,230	33.97	213.3 ⁽²⁾	145.9 ⁽²⁾
1947					
Annual Average	88,124	3,322	37.41	279.1	158.3
1948					
Annual Average	100,726	4,192	41.41	311.8	165.0
1949					
Annual Average	115,453	5,133	44.37	340.9	165.5
1950—					
January	109,639	4,382	39.97	322.1	163.8
February	101,977	4,551	44.62	299.5	158.3
March	99,650	4,613	46.29	292.7	157.9
April	104,414	4,883	46.77	306.4	159.0
May	109,970	5,184	47.14	322.7	159.7
June	121,543	5,577	45.88	356.7	166.0
July	130,865	6,107	46.67	384.0	170.8
August	135,397	6,301	46.54	397.2	172.5
September	138,804	6,533	47.07	407.2	174.1
October	137,033	6,596	48.13	401.7	177.1
November	136,706	6,636	48.54	400.0	178.1
December	133,935	6,481	48.39	391.9	179.2
Annual Average	121,661	5,653	46.33	356.8	168.0
1951—					
January	120,165	5,080	42.73	347.8	175.3
February	115,891	5,667	49.22	338.0	172.3
March	114,303	6,850	49.77	334.6	172.3
April	115,812	5,634	48.51	339.7	173.3
May	124,116	6,319	50.92	363.0	175.6
June	132,701	6,686	50.23 ⁽³⁾	398.2 ⁽³⁾	180.3 ⁽³⁾
July	140,040	7,359	52.32	415.4	183.6
August	144,193	7,705	53.22	427.5	184.3
September	150,365	8,176	54.37	444.1	185.1

(1) As reported by employers with 15 or more employees. Revised series (see p. 124).

(2) Estimated.

(3) Revised.

TABLE 55.— NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA,⁽¹⁾
1945 — SEPTEMBER, 1951.

Period	Number of Hourly ⁽²⁾ Wage-Earners	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (Thousands)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945 Annual Average	33,770	41.6 ⁽³⁾	1,364	79.4 ⁽³⁾	32.68
1946 Annual Average	52,899	40.4 ⁽³⁾	2,057	82.7 ⁽³⁾	32.28
1947 Annual Average	72,738	40.5 ⁽³⁾	2,867	91.4 ⁽³⁾	35.67
1948 Annual Average	82,341	40.8 ⁽³⁾	3,296	101.6 ⁽³⁾	40.26
1949 Annual Average	93,756	40.1	3,764	107.9	43.27
1950—January	88,573	34.6	3,061	108.9	37.68
February	81,166	38.6	3,132	110.7	42.73
March	79,099	40.0	3,166	111.7	44.68
April	83,307	40.2	3,345	112.4	45.18
May	87,809	40.1	3,510	113.9	45.67
June	98,415	39.4	3,877	112.4	44.29
July	106,953	40.5	4,333	112.2	45.44
August	111,130	40.2	4,470	112.5	45.23
September	113,023	40.2	4,554	114.1	45.87
October	112,221	40.6	4,561	115.8	47.01
November	111,865	40.4	4,518	117.1	47.31
December	108,523	40.1	4,360	117.5	47.12
Annual Average	98,507	39.6	3,907	113.3	44.85
1951—January	95,484	33.7	3,237	118.7	40.00
February	92,131	39.2	3,613	121.2	47.51
March	90,218	39.4	3,544	122.1	47.99
April	92,117	37.9	3,492	122.5	46.43
May	100,314	39.7	3,985	124.0	49.23
June	111,647	38.7 ⁽³⁾	4,211	125.9 ⁽³⁾	48.72 ⁽³⁾
July	115,777	40.0	4,653	127.7	51.08
August	118,861	40.7	4,887	127.9	52.06
September ⁽⁴⁾	125,491	40.9	5,134	130.3	53.29

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour.

(3) Revised.

(4) Preliminary.

TABLE 56.—LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND
TOTAL LABOUR INCOME, CANADA, ⁽¹⁾
1945 — SEPTEMBER, 1951.

Period	Construction Labour Income \$ Millions		Total Labour Income \$ Millions	
	Current Dollars	Constant Dollars	Current Dollars	Constant Dollars
1945.....	228	228	4,956	4,956
1946.....	300	290	5,328	5,148
1947.....	408	360	6,118	5,395
1948.....	492	379	7,164	5,524
1949.....	552	410	7,658	5,692
1950				
January.....	38	28	629	467
February.....	39	29	634	469
March.....	41	30	640	467
1st Quarter.....	118	87	1,903	1,403
April.....	43	31	648	472
May.....	50	36	671	489
June.....	56	40	698	504
2nd Quarter.....	149	107	2,017	1,465
July.....	57	41	706	504
August.....	58	41	699	496
September.....	58	41	728	512
3rd Quarter.....	173	123	2,133	1,512
October.....	58	41	736	515
November.....	56	39	744	521
December.....	51	36	738	515
4th Quarter.....	165	116	2,218	1,551
Total, 1950	605	433	8,271	5,931
1951				
January.....	47	33	730	506
February.....	46	31	728	497
March.....	46	31	745	495
1st Quarter.....	139	95	2,203	1,498
April.....	53	35	763	501
May.....	59	39	792	520
June.....	64	42	821	533
2nd Quarter.....	176	116	2,376	1,554
July.....	68	43	827	527
August.....	68	43	830	525
September.....	74	47	848	534
3rd Quarter.....	210	133	2,505	1,586

(1) Revised.

As at Date of Reporting Closest to End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants
1944-December 1945 Annual Average	566	127	1,416	2,070	324	915	119	48	554	367	288	260	3,267	3,787	1,915	597	5,182	4,384
1946 Annual Average	787	157	3,911	2,897	1,244	1,207	183	60	588	615	701	354	7,497	5,289	4,305	1,603	11,802	6,892
1947 Annual Average	793	168	2,428	4,760	493	2,067	179	62	279	1,146	428	663	4,591	8,865	2,638	2,199	7,229	11,064
1948 Annual Average	622	174	1,928	4,263	296	1,769	175	40	351	508	338	610	3,710	7,363	4,419	4,858	8,129	12,221
1949 Annual Average	411	265	1,715	6,081	246	1,825	200	62	268	532	183	785	2,375	8,929	1,902	6,334	4,426	15,884
1950 Annual Average	223	564	542	10,049	206	2,413	181	122	137	917	128	1,269	1,417	15,400	940	10,096	2,357	25,496
1950 March	105	1,911	176	29,718	82	5,737	47	527	62	2,436	89	3,925	561	44,254	462	28,272	1,023	72,526
June	369	325	698	6,700	355	903	188	94	187	952	145	930	1,942	9,904	1,618	6,762	3,560	16,666
September	252	131	827	2,991	182	945	216	31	209	379	196	435	1,882	4,906	3,946	3,364	5,828	8,270
December	774	774	151	14,159	16	4,573	22	282	124	819	48	2,247	509	22,854	233	13,405	742	36,259
Annual Average	238	789	479	13,772	161	3,021	109	140	137	1,207	131	1,908	1,255	20,936	1,368	12,848	2,623	33,785
1951 January	58	1,357	163	23,261	39	6,084	17	541	69	1,289	47	3,191	393	35,723	328	19,866	721	55,589
February	86	1,536	206	24,863	63	5,554	19	566	41	1,529	60	3,202	475	37,250	559	20,182	1,034	57,432
March	124	1,368	342	23,491	79	4,356	32	545	116	1,631	75	2,992	768	34,383	944	19,622	1,712	54,005
April	137	786	856	14,375	370	1,893	53	278	159	1,321	218	1,678	1,793	20,331	2,643	12,325	4,716	32,656
May	169	463	1,158	6,686	508	627	63	137	184	782	260	931	2,342	9,626	3,452	6,188	5,794	15,814
June	241	309	1,225	4,198	434	504	53	107	225	756	310	492	2,488	6,366	2,279	4,816	4,767	11,182
July	210	266	1,405	3,201	194	572	63	81	161	509	268	490	2,301	5,119	2,223	3,826	4,524	8,945
August	238	255	1,488	2,914	172	691	46	102	205	415	337	500	2,486	4,877	2,628	3,351	5,114	8,228
September	305	258	1,709	3,200	181	950	66	97	195	369	322	428	2,778	5,302	4,130	3,303	6,908	8,605

(1) Data for period 1945-1949 are annual averages.

TABLE 58.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945—SEPTEMBER, 1951.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers ⁽¹⁾	Total Construction Workers
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625
1948	1,375	24,425	7,728	411	2,796	2,561	4,988	44,284
1949	2,793	37,479	11,042	1,358	4,290	4,405	8,096	69,463
1950								
1st Quarter	1,736	21,328 *	4,242	948	2,608	1,830	4,286	36,978
2nd Quarter	348	4,214	958	208	1,198	1,038	932	8,896
3rd Quarter	106	1,862	836	28	328	498	524	4,182
4th Quarter	430	7,634	3,672	268	618	612	2,180	15,414
Total, 1950	2,620	35,038	9,708	1,452	4,752	3,980	7,922	65,470
1951								
January	706	9,151	2,315	387	765	442	1,960	15,726
February	700	7,349	1,262	413	755	469	1,268	12,216
March	181	1,797	298	103	478	249	395	3,501
1st Quarter	1,587	18,297	3,875	903	1,998	1,160	3,623	31,443
April	392	4,226	658	230	749	363	861	7,479
May	92	752	131	53	303	190	189	1,710
June	67	468	232	26	186	141	116	1,236
2nd Quarter	551	5,446	1,021	309	1,238	694	1,166	10,425
July	48	609	258	31	182	203	158	1,489
August	50	516	299	25	134	146	162	1,332
September	51	745	426	33	89	165	164	1,673
3rd Quarter	149	1,870	983	89	405	514	484	4,494

(1) Comprises foremen, inspectors, managers, structural iron workers, and other construction occupations.

TABLE 59. — VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,
BY NUMBER IN TRAINING, CANADA, 1947 — SEPTEMBER, 1951.⁽¹⁾

Trade and Type of Training	Sept. 30, 1947	Sept. 30, 1948	Sept. 30, 1949	Sept. 30, 1950	Sept. 30, 1951
Bricklaying					
Vocational.....	129	4	4	0	0
Apprenticeship.....	612	642	376	306	337
Sub-total.....	741	646	380	306	337
Carpentry					
Vocational.....	226	19	5	0	0
Apprenticeship.....	1,499	1,428	1,085	1,020	971
Sub-total.....	1,725	1,447	1,090	1,020	971
Painting and Decorating					
Vocational.....	22	0	0	0	0
Apprenticeship.....	318	246	165	152	174
Sub-total.....	340	246	165	152	174
Plastering					
Vocational.....	4	0	1	0	0
Apprenticeship.....	213	260	246	265	270
Sub-total.....	217	260	247	265	270
Plumbing and Steam Fitting					
Vocational.....	87	1	3	0	0
Apprenticeship.....	1,519	1,643	1,612	1,318	1,358
Sub-total.....	1,606	1,644	1,615	1,318	1,358
Electrical					
Vocational.....	239	16	3	0	0
Apprenticeship.....	1,334	1,324	1,236	1,324	1,370
Sub-total.....	1,573	1,340	1,239	1,324	1,370
Sheet Metal					
Vocational.....	14	0	0	0	0
Apprenticeship.....	599	593	541	563	602
Sub-total.....	613	593	541	563	602
All Trades					
Vocational.....	721	40	16	0	0
Apprenticeship.....	6,094	6,136	5,261	4,948	5,082
Total.....	6,815	6,176	5,277	4,948	5,082

(1) Apprenticeship figures do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.

TABLE 60.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,
1945—SEPTEMBER, 1951.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947	164	778	241	55	164	653	141	2,196	671	2,867
1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949	413	809	225	76	141	581	72	2,317	969	3,286
1950										
1st Quarter	61	121	28	8	9	83	13	323	48	371
2nd Quarter	79	190	61	12	37	121	12	512	208	720
3rd Quarter	53	115	32	9	22	78	2	311	95	406
4th Quarter	110	213	53	8	30	87	13	514	97	611
Total, 1950	303	639	174	37	98	369	40	1,660	448	2,108
1951										
January	13	58	15	3	9	63	8	169	24	193
February	55	107	26	4	16	81	2	291	38	329
March	120	182	48	14	31	121	10	526	60	586
1st Quarter	188	347	89	21	56	265	20	986	122	1,108
April	118	15	56	15	43	121	21	389	86	475
May	146	307	113	26	57	200	40	889	109	998
June	179	357	106	23	55	196	27	943	176	1,119
2nd Quarter	443	679	275	64	155	517	88	2,221	371	2,592
July	206	342	108	19	64	219	56	1,014	201	1,215
August	175	273	92	14	54	236	30	874	60	934
September	149	239	70	4	43	190	6	701	45	746
3rd Quarter	530	854	270	37	161	645	92	2,589	306	2,895

TABLE 61.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA,
1948—SEPTEMBER, 1951.⁽¹⁾

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Other Skilled Construction Workers	Total Skilled Construction Workers
1948	118	366	112	30	85	141	54	48	954
1949									
1st Quarter	19	95	33	4	27	32	13	11	234
2nd Quarter	13	74	35	7	23	40	8	11	211
3rd Quarter	17	68	31	6	14	40	11	14	201
4th Quarter	14	60	23	11	16	21	11	13	169
Total, 1949	63	297	122	28	80	133	43	49	815
1950									
1st Quarter	15	66	22	10	16	23	7	12	171
2nd Quarter	17	82	25	10	19	23	14	10	200
3rd Quarter	22	62	22	14	17	30	11	16	194
4th Quarter	21	66	32	14	11	27	12	8	191
Total, 1950	75	276	101	48	63	103	44	46	756
1951									
January	3	17	7	1	2	5	5	2	42
February	1	16	7	2	2	5	1	2	36
March	0	14	11	2	9	4	6	3	49
1st Quarter	4	47	25	5	13	14	12	7	127
April	2	29	5	4	3	7	4	2	56
May	6	24	5	1	8	14	1	2	61
June	20	0	4	1	0	7	2	40	74
2nd Quarter	28	53	14	6	11	28	7	44	191
July	3	27	11	3	4	6	2	1	57
August	4	25	3	2	5	6	6	2	53
September	4	37	12	7	9	11	—	3	83
3rd Quarter	11	89	26	12	18	23	8	6	193

(1) Data are preliminary (see p.126).

TABLE 62.—STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY, THE BUILDING MATERIALS INDUSTRY,
AND IN ALL INDUSTRIES, CANADA, 1945 — SEPTEMBER, 1951.

Period	The Building Industry				Building Materials Industry				All Industries			
	Number of Strikes	Number of Establishments	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Establishments	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Establishments	Number of Workers	Time Lost in Working Days
1945	5	12	325	2,848	17	19	2,687	10,703	197	418	96,068	1,457,420
1946	12	76	892	6,535	23	232	39,684	1,459,840	228	1,290	139,474	4,516,393
1947	32	391	6,057	44,262	25	33	3,037	58,049	236	1,173	104,120	2,397,340
1948	18	257	3,322	39,546	11	15	1,189	7,405	154	674	42,820	885,793
1949	13	211	3,602	41,120	10	11	890	11,420	137	542	51,437	1,063,667
1950												
March	1	33	375	5,000	4	8	3,732	3,469	22	96	5,600	25,041
June	2	10	144	425	5	6	981	15,570	27	43	2,767	29,692
September	0	—	—	—	1	1	140	2,660	23	28	15,344	37,503
December	2	3	69	115	2	2	1,017	3,713	14	21	2,581	8,465
Total, 1950 ⁽¹⁾	12	101	2,258	28,836	19	24	7,295	69,344	161	345	192,153	1,389,039
1951												
January	3	12	88	192	0	—	—	—	17	32	6,253	16,763
February	3	22	180	920	2	6	2,360	9,445	18	49	4,508	18,878
March	1	1	24	155	2	2	120	385	27	42	4,754	15,135
April	0	—	—	—	3	3	434	480	19	27	2,647	9,673
May	4	3	1,008	3,655	10	12	1,309	7,497	39	52	6,560	34,902
June	3	4	936	8,070	7	11	503	3,230	32	59	13,641	128,150
July	5 ⁽²⁾	114 ⁽²⁾	1,975 ⁽²⁾	24,975 ⁽²⁾	3 ⁽²⁾	5 ⁽²⁾	440 ⁽²⁾	3,350 ⁽²⁾	32 ⁽²⁾	145	9,470 ⁽²⁾	119,413
August	6	62	2,056	17,980	1	1	20	350	38	100	25,272	219,473
September	4	64	763	7,162	1	1	393	5,500	31	148	8,637	105,235

(1) Since some strikes overlap from one month to another, annual totals of the number of strikes, number of establishments, and of the number of workers involved, need not equal the sums of the respective monthly figures.

(2) Revised.

SECTION 7

BUILDING COSTS

TABLE 63.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1945 — OCTOBER, 1951.
(1939 = 100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Index Residential Building Materials	Composite Index All Con- struction Materials ⁽¹⁾
1945	182.4	108.6	119.8	146.3	105.4	130.2	118.6	108.8	121.8	145.0	142.0
1946	192.7	108.5	124.5	148.4	104.8	140.4	123.5	114.2	120.8	151.0	150.4
1947	230.7	116.8	137.3	174.5	107.9	165.5	141.0	143.9	136.7	176.4	185.6
1948	291.5	130.1	147.2	188.3	117.4	193.6	163.4	165.8	155.1	212.6	218.2
1949	307.2	135.1	155.3	184.8	119.0	185.1	174.9	169.3	167.2	222.9	224.7
1950—March	304.9	137.1	161.6	178.4	115.5	194.5	174.2	171.3	164.4	221.9	228.7
June	325.6	137.4	161.6	173.0	115.5	235.2	174.8	184.2	170.6	232.9	243.6
September	353.3	140.3	180.2	183.6	120.7	280.6	183.1	190.4	181.1	250.4	264.7
December	369.7	144.7	180.2	187.3	120.7	225.6	185.1	186.0	183.8	257.1	262.8
Annual Average	332.5	139.7	168.4	179.8	117.4	226.0	177.9	180.2	173.2	237.1	245.1
1951—January	380.1	145.1	180.2	199.2	125.3	240.2	186.9	193.0	186.6	263.5	274.2
February	389.2	145.4	181.4	200.1	125.3	250.3	188.4	193.0	195.6	268.7	281.8
March	400.9	149.3	181.4	198.8	127.4	251.3	198.9	193.0	195.6	276.2	285.8
April	408.5	148.3	187.0	204.5	127.4	247.0	202.4	194.9	199.1	280.7	288.1
May	412.7	149.8	187.0	204.0	127.4	238.2	203.4	205.2	200.0	283.0	288.3
June	411.1	148.8	187.0	205.3	127.5	216.9	206.7	215.6	200.0	282.7	284.5
July	411.1	148.8	187.0	204.5	127.5	214.0	207.9	216.3	208.5	283.1	284.1
August	411.1	152.7	187.0	205.3	127.5	216.9	209.4	215.0	208.5	283.9	284.7
September	411.1	153.2	187.1	205.3	127.5	216.9	211.1	215.0	210.1	284.4	284.5
October	411.1	152.2	188.5	205.3	127.5	214.1	211.1	215.0	210.1	284.3	284.3

(1) Revised series (see p. 126).

TABLE 64. — INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA,¹
1945 — OCTOBER, 1951.
(1939 = 100)

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Unskilled Construction Workers	All Construction Workers (Including Holiday Pay Allowances)	All Industries (Including Holiday Pay Allowances)
1945	122.4	131.4	131.4	125.7	124.9	129.0	125.3	150.5	131.1	151.5
1946	134.0	144.4	143.1	136.1	137.0	141.9	141.8	160.0	143.9	156.5
1947	154.1	150.4	150.8	150.0	148.4	148.6	154.4	173.7	155.0	177.7
1948	172.7	176.1	172.4	178.1	171.3	171.7	169.6	197.4	176.3	200.3
1949	178.0	182.7	183.7	184.5	182.2	179.2	177.0	203.6	184.2	209.8
1950										
March	178.3	182.7	184.2	184.5	182.2	179.4	181.4	206.7	188.6	212.1
June	181.3	191.7	184.7	189.0	184.9	183.1	184.8	212.0	190.7	216.8
September	182.0	193.8	196.6	194.2	187.5	189.3	191.2	215.6	194.0	221.1
December	182.9	195.4	196.6	194.2	187.5	189.3	191.2	216.0	195.2	226.2
Annual Average	180.7	190.6	189.4	189.5	184.9	184.5	186.4	211.6	190.6	217.1
1951										
January	182.9	195.4	196.6	194.2	187.9	189.3	191.2	216.0	195.3	227.3
February	182.9	195.4	196.6	194.2	187.9	189.3	191.2	216.0	195.3	228.3
March	183.4	196.3	196.6	194.6	189.7	193.2	191.2	221.3	195.3	230.7
April	184.9 ⁽²⁾	197.9 ⁽²⁾	196.6	194.6 ⁽²⁾	194.1 ⁽²⁾	194.6 ⁽²⁾	191.2	221.3	196.8	233.1
May	194.1 ⁽²⁾	204.5 ⁽²⁾	205.3 ⁽²⁾	195.9 ⁽²⁾	195.8 ⁽²⁾	196.2	197.5	222.0 ⁽²⁾	201.3 ⁽²⁾	233.8
June	194.1 ⁽²⁾	213.1 ⁽²⁾	210.2 ⁽²⁾	199.5 ⁽²⁾	200.9 ⁽²⁾	203.4 ⁽²⁾	202.5	230.3 ⁽²⁾	205.9 ⁽²⁾	235.3
July	201.5 ⁽²⁾	218.7 ⁽²⁾	212.5 ⁽²⁾	201.3 ⁽²⁾	205.4 ⁽²⁾	204.7 ⁽²⁾	206.4 ⁽²⁾	239.6 ⁽²⁾	212.7 ⁽²⁾	236.8
August	201.5	220.0	218.5	207.3	206.6	212.9	208.9	247.4	217.0	238.4
September	201.5	220.2	219.0	208.0	206.6	212.9	212.8	247.4	217.2	239.9
October ⁽³⁾	201.5	220.2	219.0	208.0	206.6	214.9	212.8	247.4	217.3	240.4

(1) For source and details of compilation (see p. 127).

(2) Revised.

(3) Preliminary.

TABLE 65.— COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLE-
SALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF
ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL
COMMODITIES AND INDEXES OF COST OF LIVING AND RENT, 1945 — OCTOBER, 1951.
(1939 = 100)

Period	Residential Building Materials and Wage Rates ⁽¹⁾	All Construction Materials and Wage Rates ⁽¹⁾	All Commodities	Cost of Living	Rent
1945	139.2	137.8	133.2	117.7	108.0
1946	148.0	148.2	140.0	121.8	108.6
1947	168.3	174.3	164.6	133.5	112.4
1948	195.2	202.4	195.0	152.7	116.3
1949—March	206.8	209.5	201.5	156.8	117.2
June	207.4	208.4	199.2	158.1	117.9
September	207.4	207.1	197.1	159.9	119.4
December	207.5	208.6	199.6	159.0	120.4
Annual Average	207.3	208.4	199.9	158.4	118.5
1950—January	208.2	209.5	200.6	158.6	120.4
February	208.2	211.1	201.6	159.2	120.4
March	208.0	212.0	203.1	161.3	127.8
April	210.3	214.8	204.1	161.6	127.8
May	212.8	217.7	206.4	161.6	127.8
June	217.1	223.4	210.9	163.0	127.8
July	221.6	227.9	213.7	165.0	130.0
August	223.4	230.0	217.4	166.0	130.0
September	228.8	237.1	224.4	167.3	130.5
October	230.8	235.5	221.8	168.2	130.5
November	232.0	234.7	224.2	168.2	131.4
December	233.0	236.4	227.0	168.6	131.4
Annual Average	219.5	224.2	212.9	164.1	128.0
1951—January	236.8	243.1	234.2	170.0	131.4
February	239.8	247.5	240.4	172.6	131.4
March	244.3 ⁽²⁾	249.9 ⁽²⁾	243.7	177.0	132.6
April	247.5 ⁽²⁾	251.9 ⁽²⁾	244.2	179.1	132.6
May	250.9 ⁽²⁾	254.0 ⁽²⁾	243.9	179.3	132.6
June	253.5 ⁽²⁾	254.6 ⁽²⁾	244.7	181.4	134.7
July	256.6 ⁽²⁾	256.6 ⁽²⁾	246.2	184.8	134.7
August	258.0	258.5	243.4	186.1	134.7
September	258.4	258.5	242.0	187.0	137.5
October	258.3	258.3	241.5	187.6	137.5

(1) For weighting and method of compilation (see p. 127). Data for October, 1951, are preliminary.
(2) Revised.

TABLE 66.— PERCENTAGE DISTRIBUTION OF NEW COMPLETED DWELLINGS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946 — OCTOBER, 1951.

Period of Completion	Number of Months under Construction ⁽¹⁾					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	—	—	—	—	—	11.0
1947	—	—	—	—	—	8.0
1948	20	32	27	12	9	6.5
1949						
March	3	31	49	11	6	7.9
June	20	16	42	15	7	7.4
September	30	43	8	10	9	5.9
December	17	45	27	3	8	6.5
Annual Average	18	34	29	11	8	7.0
1950						
January	15	41	31	3	10	6.8
February	8	47	27	8	10	7.2
March	6	41	40	9	4	7.0
April	5	36	40	15	4	7.6
May	8	27	39	15	11	8.5
June	17	24	35	15	9	7.9
July	32	17	21	18	12	7.1
August	34	26	14	14	12	6.6
September	26	40	13	14	7	6.4
October	20	50	11	8	11	6.4
November	21	49	13	4	13	6.6
December	17	42	23	3	15	7.8
Annual Average	17	37	26	10	10	7.2
1951						
January	13	38	39	1	9	7.1
February	4	36	44	3	13	8.0
March	3	39	39	8	11	8.1
April	7	34	44	10	5	7.6
May	5	25	49	14	7	8.5
June	13	21	45	12	9	7.7
July	28	19	36	10	7	6.8
August	27	27	21	13	12	7.2
September	21	47	11	12	9	6.5
October	17	54	13	9	7	6.3

(1) Not available for 1946 and 1947.

SECTION 8

BUILDING INDUSTRY
TABLE 67.— BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIALS INDUSTRY,
AND IN ALL INDUSTRIES, CANADA, 1945—SEPTEMBER, 1951.

Period	Construction Industry			Building Materials Industry			All Industries		
	Number of Bankruptcies ⁽¹⁾	Assets \$000	Liabilities \$000	Number of Bankruptcies ⁽¹⁾	Assets \$000	Liabilities \$000	Number of Bankruptcies ⁽¹⁾	Assets \$000	Liabilities \$000
1945	56	248	645	12	105	290	264	1,650	3,792
1946	35	358	580	3	41	56	269	3,411	5,984
1947	53	581	1,102	29	878	1,107	509	6,994	11,107
1948	73	679	1,375	25	1,286	1,309	799	12,849	18,151
1949	68	1,158	1,775	55	2,550	3,281	1,045	18,616	27,058
1950									
1st Quarter	41	591	970	14	218	480	372	5,410	8,292
2nd Quarter	37	405	778	11	179	400	328	5,587	8,272
3rd Quarter	25	175	288	7	151	224	254	5,054	8,422
4th Quarter	45	430	843	8	180	224	338	5,095	7,669
Total, 1950	148	1,601	2,879	40	728	1,328	1,292	21,146	32,655
1951 ⁽²⁾									
1st Quarter	33	384	602	6	125	210	243	3,131	4,503
2nd Quarter	36	252	687	4	52	73	277	3,309	5,245
3rd Quarter	24	239	525	6	733	920	194	2,888	5,310

(1) See p. 128.

(2) Preliminary.

TABLE 68.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES, CANADA, 1945 — OCTOBER, 1951.
(1939 = 100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1945.....	118.0	102.7
1946.....	152.2	119.1
1947.....	139.9	108.9
1948.....	138.1	117.5
1949—March.....	139.8	110.1
June.....	133.7	101.4
September.....	145.5	112.1
December.....	166.0	123.3
Annual Average.....	145.8	113.1
1950—January.....	172.0	124.2
February.....	172.6	123.1
March.....	171.8	123.4
April.....	177.8	132.1
May.....	180.1	136.2
June.....	183.5	138.3
July.....	171.0	131.0
August.....	189.9	145.8
September.....	199.4	152.7
October.....	216.2	157.6
November.....	215.0	156.5
December.....	219.3	158.3
Annual Average.....	189.1	139.9
1951—January.....	249.0	169.7
February.....	264.2	184.2
March.....	256.0	180.9
April.....	265.4	185.4
May.....	268.8	184.5
June.....	262.1	180.3
July.....	269.2	181.8
August.....	282.6	191.3
September.....	314.1	203.3
October.....	311.1	207.8

PART III

SOURCES AND EXPLANATORY NOTES

SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S." and "C.M.H.C." respectively.

PART I

CHARTS

FIGURE 1.—VALUE OF NEW CONSTRUCTION PUT IN PLACE, RESIDENTIAL AND NON-RESIDENTIAL, CANADA, QUARTERLY, 1949-THIRD QUARTER, 1951.

Chart based on data shown in Table 11.

FIGURE 2.—PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA, QUARTERLY, 1947-SEPTEMBER, 1951.

Chart based on data shown in Tables 40 and 46.

FIGURE 3.—INDEXES OF RESIDENTIAL BUILDING MATERIAL PRICES, WAGE RATES OF CONSTRUCTION WORKERS AND COMBINED INDEX OF MATERIAL PRICES AND WAGE RATES, CANADA, JANUARY, 1948-OCTOBER, 1951.

Chart based on data shown in Tables 63-65.

PART II

TABULAR MATERIAL

TABLE 1.—NET FAMILY FORMATION, CANADA, 1945-SEPTEMBER, 1951.

Net family formation is the total number of new families formed minus the number of existing families dissolved. The number of families formed is taken as the sum of marriages and married female immigrants. Dissolutions represent the sum of deaths to married persons, emigration of married females and divorces.

Data on marriages for the period 1945-September, 1951, deaths to married persons for the period 1945-1949 and data on divorces for the period 1945-1950 obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S. Quarterly data on deaths to married persons during 1949 and annual and quarterly data for 1950 and first three-quarters 1951, estimated by the Economic Research Department, C.M.H.C., on the basis of total deaths during the corresponding periods. Quarterly data on divorces during 1949 and 1950 have been averaged from annual totals and will be revised when actual data become available. The figure for the first three quarters, 1951, is estimated on the basis of trend for the period 1945-1950.

TABLE 2.—NUMBER OF BIRTHS, DEATHS AND MARRIAGES AND TOTAL POPULATION, CANADA, 1945-SEPTEMBER, 1951.

Population data for the period 1945-1948 obtained from *Population of Canada by Province 1921-1950, estimated as of June 1, for Intercensal Years*, D.B.S. Data for births, deaths and marriages for the period 1945-September, 1951, obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S.

TABLE 3.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1945-SEPTEMBER, 1951.

Data compiled by courtesy of D.B.S. from data supplied by the Immigration Branch, Department of Citizenship and Immigration.

TABLE 4.—NUMBER OF EMIGRANTS FROM CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1945-SEPTEMBER, 1951.

Figures are estimated by the Economic Research Department, C.M.H.C., on the basis of data supplied by D.B.S., and the Foreign Exchange Control Board. For the period July, 1948, to December, 1950, basic data have been revised in accordance with *Statistics of Emigration from Canada*, D.B.S. Reference Paper No. 26, May, 1951. All data are provisional and subject to adjustment following the 1951 Census.

Estimates of total emigration are based on the number of Canadian immigrants entering the United States as supplied by the Immigration and Naturalization Service of the United States Department of Justice for the period 1945 to June, 1949. Data were also available on the number of Canadian immigrants entering the United Kingdom during the period, 1945 to June, 1951, as obtained from periodic issues of the British *Board of Trade Journal*. An allowance was made for emigration to other countries. Estimates for 1950 and 1951 are based on the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident, with the intention of leaving the country permanently. An allowance was made for emigrants leaving Canada without making application to the Foreign Exchange Control Board.

Estimates for emigration of married females and children under eighteen years of age are based on data supplied by the Foreign Exchange Control Board as indicated above.

TABLE 5.—NUMBER OF IMMIGRANTS TO AND EMIGRANTS FROM CANADA, BY COUNTRY, 1945-SEPTEMBER, 1951.

Data compiled by the Economic Research Department, C.M.H.C. Sources are the same as for Tables 3 and 4.

TABLE 6.—NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1945-NOVEMBER, 1951.

Sources of data shown in Table 6 are as follows:

- 1945 *Housing Statistics*, 1946, D.B.S.
- 1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S. Data for units under construction at the end of 1946 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.
- 1947 Data for completions obtained from *Supplement to Housing Statistics*, 1947, D.B.S. Data for units under construction at the end of 1947 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S. Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.
- 1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.
- 1950-November, 1951 Data obtained from monthly issues *New Residential Construction*, D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics*, 1946, D.B.S.

Estimates for 1948, 1949 and 1950-November, 1951 are based on the results of a nationwide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of November, 1951, does not equal the number shown as under construction at the end of 1950 plus starts less completions during the first 11 months of 1951. The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 7.—NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS, CANADA, 1947-NOVEMBER, 1951.

The data on dwellings started in metropolitan areas and in other cities and towns with population of 5,000 and over are obtained by direct count by C.M.H.C. Dwellings

started in other areas are estimates prepared by D.B.S. based on sample surveys. Sources of data are:

1947 Data compiled by the Economic Research Department, C.M.H.C., from figures supplied by the Public Finance Statistics Division, D.B.S.

1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.

1950-November, 1951 Data obtained from monthly issues *New Residential Construction*, D.B.S.

TABLE 8.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS, CANADA, 1947-NOVEMBER, 1951.

Sources are the same as for Table 6.

TABLE 9.—NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY TYPE OF UNIT, CANADA, 1947-NOVEMBER, 1951.

1947 Data obtained from *Supplement to Housing Statistics, 1947, Dwelling units—Types of Buildings and Types of Construction for Individual Municipalities and Other Areas*, D.B.S.

1948-November, 1951 Sources are the same as for Table 6.

TABLE 10.—GROSS AND NET RESIDENTIAL CAPITAL FORMATION, CANADA, 1945-SEPTEMBER, 1951.

Data for this publication for the years 1945-1948 were obtained from *Residential Real Estate in Canada*, by O. J. Firestone, University of Toronto Press, 1951, Tables 77 and 78, pp. 281 and 283. Annual data shown in *Residential Real Estate* for 1949 were preliminary and have been revised. The quarterly estimates for 1950 and 1951 were made by the Economic Research Department, C.M.H.C. Data for 1949-1951 include an allowance for Newfoundland.

Gross residential capital formation represents an estimate of expenditures on new construction and on major improvements and alterations to existing structures. It includes also supplementary house-building expenses of installed non-moveable equipment and payments for professional land and repair services such as architectural and legal fees.

Capital consumption represents an estimate of depreciation and accidental losses to the stock of residential capital such as may be caused by fire, flood, or storm.

Both gross residential capital formation and gross capital consumption are net of raw land and relate to the value of assets created by construction activity only.

Information on the services and methods of estimation may be found in detail in *Residential Real Estate*, pp. 418-430.

TABLE 11.—EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE, RESIDENTIAL AND OTHER, CANADA, 1945-SEPTEMBER, 1951.

Data for total construction obtained from Economics Division, Department of Trade and Commerce. Housing data estimated by the Economic Research Department, C.M.H.C. The quarterly distribution for housing for 1951 estimated on the basis of quarterly data on starts, completions, the number of dwellings under construction and the trend of material prices and wage rates.

TABLE 12.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945-SEPTEMBER, 1951.

Data for 1945-February, 1947, obtained from annual and monthly issues of *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948-September, 1951, provided by courtesy the Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S.

The number of new dwelling units includes conversions. The 204 municipalities reporting to D.B.S. represented some 5,257,000 persons or 46 per cent of the total population of Canada as at the date of the 1941 census.

Data for May-November 1948, January-April 1949, and November-December 1950, based on returns from 203 municipalities, December 1948, 202 municipalities.

TABLE 13.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945-OCTOBER, 1951.

Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. Maclean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1946 construction costs for the units are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are overhead and profits. This conversion factor was adjusted according to variations in the composite index of wholesale prices of residential building materials and wage rates in the construction industry as contained in Table 65.

TABLE 14.—NUMBER OF NEW PERMANENT DWELLINGS STARTED, PUBLICLY-INITIATED HOUSING AND PRIVATELY-INITIATED HOUSING WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947-SEPTEMBER, 1951.

Data compiled by Economic Research Department, C.M.H.C. Publicly-initiated housing comprises starts under the Veterans' Rental Housing Program of C.M.H.C. and the Armed Service Married Quarters' Program of the Department of National Defence, the Federal-Provincial housing projects and units built under the Capital Assistance provisions of the Department of Defence Production. Privately-initiated housing with Federal Government financial assistance in the form of loans covers starts under the National Housing Act, 1944, The Farm Loan Act, 1927, and the Veterans' Land Act, 1942. Privately-initiated housing with Federal Government financial assistance in the form of guarantees comprises starts under the Farm Improvement Loans Act, 1944, and the rental insurance plan, except those rental insurance units approved for National Housing Act loans.

National Housing Act starts for 1947 and 1948 were distributed by quarter according to the pattern established by the number of housing units approved for loans. Starts under the rental insurance plan, the Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944, were considered to be equal to the number of units approved under these provisions.

As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of The National Housing Act, 1944, financial assistance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

Data on "publicly-assisted housing starts" for 1950 as shown in this table differ from those shown in *Mortgage Lending in Canada, 1950*, C.M.H.C., Table 38, under the title "Dwellings Started and Completed by Principal Source of Financing and Province, Canada". The latter table includes starts of dwellings constructed for government employees but excludes dwellings started, on which double depreciation benefits have been extended. This table on the other hand, excludes starts on dwellings built for Government employees and includes dwellings built under the double depreciation assistance. An additional difference between data in the two tables is due to the fact that only permanent dwellings are covered in this table whereas starts on temporary dwellings are included in Table 38, *Mortgage Lending in Canada, 1950*.

TABLE 15.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF DWELLINGS FINANCED, CANADA, FEBRUARY, 1945-NOVEMBER, 1951.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 16.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, CANADA, FIRST NINE MONTHS, 1950 AND 1951.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 17.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF DWELLING, CANADA, FIRST NINE MONTHS, 1950 AND 1951.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 18.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946-SEPTEMBER, 1951.

Data compiled by the Mortgage Department, C.M.H.C.

TABLE 19.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, NET NUMBER OF PROJECTS, DWELLINGS, AND TOTAL ESTIMATED COST APPROVED WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, JULY, 1948-OCTOBER, 1951.

Data compiled by the Statistics Department, C.M.H.C. on a *net* basis. As a result allowances for cancellations, adjustments and reinstatements have been made in the month they were reported and negative figures may appear in a particular month, during which there were more cancellations reported than approvals made.

Whereas the data under the heading "Loans under N.H.A." comprise all Rental Insurance projects with N.H.A. loans approved at time of compilation, the data under the classification "with conventional loans" are residual and in addition to Rental Insurance. Projects without N.H.A. loans may include cases where an N.H.A. loan may be approved in a subsequent quarter. The distribution between N.H.A. loans and conventional loans are preliminary for the last quarter shown and are subject to revision in the First Quarter, 1952 issue of *Housing in Canada*.

TABLE 20.—OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR GROSS PROJECTS APPROVED, CANADA, JULY, 1948-OCTOBER, 1951.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 21.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, NUMBER OF PROJECTS AND UNITS, AND TOTAL ESTIMATED COST, CANADA, JUNE, 1947-SEPTEMBER, 1951.

Data compiled by Statistics Department C.M.H.C. In June, 1948, one project comprised 18 housing units, 8 stores and 1 garage. In this month estimated costs are based on dwellings, stores and garages.

TABLE 22.—DOMINION-PROVINCIAL HOUSING PROJECTS UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944, BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CANADA, 1950-SEPTEMBER, 1951.

Data compiled by the Economic Research Department C.M.H.C. from reports prepared by the Statistical Department, C.M.H.C.

Data on expenditures are from the records of the Accounting Division, C.M.H.C.

TABLE 23.—FEDERAL-PROVINCIAL LAND ASSEMBLY PROJECTS UNDER SECTION 35 OF THE NATIONAL HOUSING ACT, 1944, CANADA, 1950-SEPTEMBER, 1951.

Data compiled by the Economic Research Department C.M.H.C. from reports supplied by the Statistical Department and Accounting Division, C.M.H.C.

The construction work involved in each project varies from one to another but in general a complete land assembly project includes surveying of roads and lots, installation of main and lateral sewers, water mains and hydrants, the ditching, grading, gravelling and surfacing of roads and driveways, the installations of street lights and filling and grading of grounds. The completion of improvements means that the lots are ready for sale but not necessarily sold.

TABLE 24.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURE, CANADA, 1941-SEPTEMBER, 1951.

Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947-September, 1951 compiled by the Accounting Division, C.M.H.C. For the years 1947 and 1948, data on the number of housing units started, completed and under construction compiled by the Program Section, Construction Division, and for 1949-September, 1951 by the Statistics Department, C.M.H.C.

TABLE 25.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945-OCTOBER, 1951.

Data to the end of 1948 compiled by the Program Section, Construction Division, and for 1949-October, 1951 by the Statistics Department, C.M.H.C.

TABLE 26.—VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, DWELLINGS UNDER CONTRACT BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, SEPTEMBER, 1948-1951.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 27.—PROPERTY MANAGEMENT OPERATIONS UNDER CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF RENTAL UNITS UNDER ADMINISTRATION, AND PER CENT VACANT, BY TYPE OF UNIT, CANADA, 1947-SEPTEMBER, 1951.

Data compiled by Statistics Department from data supplied by the Property Management Section, Real Estate Division, C.M.H.C.

TABLE 28.—ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND ACTUAL EXPENDITURES, CANADA, JANUARY, 1949-SEPTEMBER, 1951.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 29.—ARMED SERVICE MARRIED QUARTERS CONSTRUCTION OPERATIONS BY THE DEPARTMENT OF NATIONAL DEFENCE, PERMANENT AND TEMPORARY HOUSING, NUMBER OF DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1947-September, 1951.

Data obtained by courtesy the Joint Services Accommodation Committee, Department of National Defence. Figures compiled by the construction branches of the Department of National Defence.

No land costs are shown because the units were constructed on crown-owned property.

The designation "temporary units" refers to conversions but excludes emergency conversions.

TABLE 30.—HOUSING OPERATIONS BY DEFENCE CONSTRUCTION LIMITED, CANADA, NOVEMBER, 1950-OCTOBER, 1951.

Data compiled by the Statistics Department, C.M.H.C.

TABLE 31.—HOUSING OPERATIONS BY CENTRAL MORTGAGE AND HOUSING CORPORATION FOR THE DEPARTMENT OF DEFENCE PRODUCTION, NUMBER OF CONTRACTS AWARDED AND DWELLINGS FOR WHICH CONTRACTS HAVE BEEN AWARDED, NUMBER OF DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, JANUARY-SEPTEMBER, 1951.

Data compiled by the Statistics Department and Accounting Department, C.M.H.C.

TABLE 32.—CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION, AND EXPENDITURE, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943-SEPTEMBER, 1951.

Data compiled by the Economic Research Department, C.M.H.C. from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs. Data on expenditures for 1950-September, 1951 are not comparable with data for previous years as excess costs borne by the veterans and certain improvements included in previous years are not available for 1950-September, 1951.

TABLE 33.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, 1929-SEPTEMBER, 1951.

Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 34.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945-SEPTEMBER, 1951.

Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 35.—OPERATIONS UNDER THE QUEBEC HOUSING ACT, NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED AND PROVINCIAL COMMITMENTS, JANUARY, 1948-SEPTEMBER, 1951.

Data obtained by courtesy of the Quebec Farm Credit Bureau.

TABLE 36.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947-SEPTEMBER, 1951.

Data compiled by the Economic Research Department, C.M.H.C. from monthly reports submitted by 114 lending institutions comprising 40 life insurance companies, 36 trust companies, 21 loan companies, 8 fire insurance companies, and 9 fraternal societies. These companies advanced 96 per cent of the total cash disbursements on mortgage loan account for Canadian real-estate made by all companies of these types in 1949.

TABLE 37.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF DWELLING UNIT, CANADA, 1947-SEPTEMBER, 1951.

Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 36.

TABLE 38.—NUMBER OF MORTGAGES REGISTERED AND DISCHARGED, GREATER TORONTO AREA AND PROVINCE OF ONTARIO, 1945-SEPTEMBER, 1951.

Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1945-June, 1951 were obtained from the Toronto Registry Office, York East and West Registry Office and Toronto and York Land Titles Office.

The number of mortgages discharged, Greater Toronto Area, 1945-September, 1951 were obtained from the Toronto Registry Office, York East and West Registry Office and estimates of discharges from Toronto and York Land Titles Office.

The number of mortgages registered and discharged in the Province of Ontario reflect mortgage activity as recorded in the 65 registry and the 16 land titles offices of the province. Data for the 65 registry offices and one land titles office are based on original records made available by courtesy of the Inspector of Legal Offices, Province of Ontario. Coverage of the remaining 15 land titles offices were obtained by means of a sample survey of the mortgage registrations and discharges during the month of September, 1950, recorded in 10 land titles offices. This information was used in conjunction with the data mentioned above to produce estimates for the province as a whole. For further details of the sample survey see *Mortgage Lending In Canada, 1950*, p. 100.

TABLE 39. INDEXES OF PRODUCTION OF CONSTRUCTION MATERIALS, BY LUMBER, OTHER CONSTRUCTION MATERIALS, AND TOTAL, AND INDEX OF DOMESTIC DISAPPEARANCE OF CONSTRUCTION MATERIALS EXCLUDING LUMBER, CANADA, 1945-SEPTEMBER, 1951.

Data compiled by Economic Research Department, C.M.H.C. from information provided by courtesy of D.B.S.

The combined index of construction material production is based on the total value of output of the more important construction materials in terms of 1946 prices. It is designed to measure the overall trend in the physical output of construction materials. Because of the high degree to which producers of construction materials, with the exception of lumber, are responsive mainly to the requirements of the domestic market, the output index provides a rough indication of trends in domestic construction activity.

A closer indication of trends in domestic construction activity however, can be obtained from the index of domestic disappearance, designed to measure the rate at which the construction industry absorbs materials. To obtain this index, the production index was adjusted, where possible, by the addition of imports, the deduction of exports, and the replacement of the original production data with data on factory sales of materials to take account of producers' inventory changes. The series on domestic disappearance is subject to the limitation that it does not reflect changes in the level of dealers' inventories. This means that in respect to materials such as lumber, where dealers' inventories represent a comparatively high proportion of yearly output or factory shipments, the series shown here cannot be relied on to give an accurate short term indication of the actual absorption of materials on the site. For this reason, lumber was excluded from the series on domestic disappearance shown in this tabulation.

The indexes are based on 23 materials, including lumber, for 1945, and on 41 materials for the period 1946-September, 1951. The lumber index in the production series is shown separately because of its heavy weight in relation to the other materials.

TABLE 40.—PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA, 1945-SEPTEMBER, 1951.

Sources of data for building materials listed in Table 36 are as follows:

Sawn Lumber:

1945—1949 Annual issues *The Lumber Industry in Canada*, D.B.S.

1950—September, 1951 Monthly issues *Production, Shipments and Stocks on Hand of Saw-mills*, D.B.S.

Hardwood Flooring:

1946—September, 1951 By courtesy the Timber Controller, Department of Trade and Commerce. The unit measure, square feet, represents a surface measure, plus an allowance for waste and tongue irrespective of thickness.

Wood Fibre Building Board:

1945—1948 By courtesy the Forest Products Statistics Section, D.B.S.

1949—September, 1951 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

Building Brick: Data relate to face and common clay brick.

1945—September, 1951 Estimates prepared by Economic Research Department, C.M.H.C., based on actual production reported to D.B.S. by 55 producers accounting for approximately 97 per cent of brick shipments during 1945.

Data on production of brick, 1946-September, 1951 shown in *Canadian Statistical Review*, D.B.S. represent production of these firms only.

Flue Linings:

1946—September, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Vitrified Sewer Pipe:

1946—September, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Tile:

1945—September, 1951 Monthly issues of *Report on Clay Products Made from Canadian Clays*, D.B.S.

Mineral Wool Batts:

1945—1949 Annual issues *The Stone Industry in Canada*, D.B.S.

1950—September, 1951 Monthly issues *Mineral Wool*, D.B.S.

Granulated and Loose Mineral Wool:

1945—1949 Annual issues *The Stone Industry in Canada*, D.B.S.

1950—September, 1951 Monthly issues *Mineral Wool*, D.B.S.

Cement:

1945—1949 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.

1950—September, 1951 Monthly issues *Cement*, D.B.S.

Concrete Blocks:

1945—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

1948—September, 1951 Estimates prepared by the Economic Research Department, C.M.H.C. based on monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S. which accounts for 82 per cent of total production.

Cement Pipe and Tile:

1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

1947—September, 1951 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

Single Pole Switches:

1946—September, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Duplex Receptacles:

1946—September, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Outlet Boxes:

1946—September, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Non-Metallic Sheathed Cable:

1946—September, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Gypsum Wallboard:

1945—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1950—September, 1951 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Lath:

1945—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1950—September, 1951 Monthly issues *Production, Shipments and Stocks of Gypsum Products*, D.B.S.

Gypsum Plaster:

1945—1949 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1950—September, 1951 Estimates prepared by the Economic Research Department, C.M.H.C. Production data shown in monthly issues of *Production, Shipments and Stocks of Gypsum Products* include sundry plasters such as moulding plaster, etc. These were excluded in the figures shown in this table.

Builders' Hardware:

1945 *Iron and Steel and Their Products 1943-1945*, D.B.S.

1946—1949 Annual issues *The Hardware, Tools and Cutlery Industry in Canada*, D.B.S.

1950—September, 1951 Estimates prepared by Economic Research Department, C.M.H.C. based on factory sales reported to D.B.S. by firms accounting for about 98 per cent of total sales in 1949.

Bath Tubs:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Sinks:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Wash Basins:

By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Warm Air Furnaces:

1945—1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—September, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Domestic Heating Boilers:

1945—1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—September, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Radiators:

1945—1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—September, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Hot Water Storage Tanks:

1945—1949 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.

1950—September, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Electric Hot Water Tank Heaters:

1945—1948 Annual issues *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.

1949 *The Heating and Cooking Apparatus Industry, Canada, 1949*, D.B.S.

1950—September, 1951 Estimates prepared by the Economic Research Department, C.M.H.C. based on returns made to D.B.S. from firms accounting for about 86 per cent of production in 1949.

Asphalt Shingles:

1945—1947 *Asphalt Roofing Industry, January, 1949*, D.B.S.

1949—1950 *Asphalt Roofing Industry, January, 1951*, D.B.S.

1951 Monthly issues *Asphalt Roofing Industry*, D.B.S.

Tar and Asphalt Felts:

1948—June, 1951 Monthly issues *Asphalt Roofing Industry*, D.B.S.

1946—1947 *Asphalt Roofing Industry*, March, 1948, D.B.S.

1948—September, 1951 Monthly issues *Asphalt Roofing Industry*, D.B.S.

TABLE 41.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA, 1949-SEPTEMBER, 1951.

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 42.—IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945-SEPTEMBER, 1951.

Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

The data on wallboard building board for the period 1945-1947 include insulating board. The data for the period 1948-September, 1951 exclude insulating board as the Emergency Exchange Conservation Act prohibits the importation of this type of building board.

TABLE 43.—EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945-SEPTEMBER, 1951.

Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S. include planks and boards only.

TABLE 44.—PRODUCTION OF PIG IRON AND STEEL INGOTS AND ESTIMATED DOMESTIC DISAPPEARANCE OF ROLLING MILL PRODUCTS, CANADA, 1945-SEPTEMBER, 1951.

Data on production of domestic pig iron and steel ingots and on exports of rolling mill products are obtained from annual issues of *The Primary Iron and Steel Industry in Canada*, D.B.S., and monthly issues of *Primary Iron and Steel*, D.B.S. Annual and quarterly revisions for the period 1945-1950 have been made by the Steel Division, Department of Defence Production. Data on production of rolling mill products made from Canadian ingot are estimated by applying a conversion factor of .725 to steel ingot processed in Canada. The conversion factor of .725 allows for the estimated weight loss involved in turning iron and steel shapes out of the ingot form. Data on imported rolling mill products are derived by reducing the total of imported steel, including ingots, by the estimated production loss sustained in processing its ingot content.

Domestic disappearance of rolling mill products is the sum of domestic production and imports less exports.

The volume of rolling mill products being made available to Canadian consuming industries as indicated in "domestic disappearance" exceeds that of "net total domestic shipments" of primary iron and steel shapes from Canadian rolling mills as shown in Table 45. This difference is accounted for by the fact that a portion of imports of primary iron and steel shapes is shipped direct to consuming industries without being processed in Canadian mills. Another factor is that data on production of rolling mill products from Canadian ingot as shown in this table do not show actual production but represent output of iron and steel shapes that would be forthcoming from current ingot production.

TABLE 45.—SHIPMENTS OF PRIMARY IRON AND STEEL SHAPES TO CONSUMING INDUSTRIES, CANADA, 1946-SEPTEMBER, 1951.

Data obtained from monthly issues of *Canadian Statistical Review*, D.B.S. Monthly revisions for the first quarter, 1951, provided by the Steel Division, Department of Defence Production.

The classification "Merchant Trade Products" refers to items produced in integrated mills and covers wire and wire products. The "miscellaneous" category includes all steel used in the following: agricultural and other farm implements, machinery and tools, mining and lumbering industries, pressing, forming and stamping industries, public works and utilities, shipbuilding and steel specifically marked for National Defence purposes. During the year 1949 the amount of steel used for National Defence purposes amounted to .3 per cent of the total miscellaneous category. The classification "Producers' Interchange" represents the amount of steel shipped to producers' own plants or to other plants within the primary industry for further processing e.g. black sheet to galvanizing department; hot rolled bars to make railway track material. See also explanatory note to Table 44.

TABLE 46.—PRODUCTION OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA, 1945-SEPTEMBER, 1951.

Cast-Iron Soil Pipe and Fittings:

1945 *Iron and Steel and Their Products in Canada, 1943-1945, D.B.S.*

1946—September, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Pressure Pipe and Fittings:

1945 *Iron and Steel and Their Products in Canada, 1943-1945, D.B.S.*

1946—September, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Steel Pipe and Fittings:

1945 *Iron and Steel and Their Products in Canada, 1943-1945, D.B.S.*

1946—September, 1951 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel

1945—September, 1951 By courtesy the Steel Controller, Department of Trade and Commerce. Structurals include T-bars, Z-bars, H-beams, I-beams, uprights, angles, etc., where any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

1945 *Iron and Steel and Their Products in Canada, 1943-1945, D.B.S.*

1946—1949 *The Hardware, Tools and Cutlery Industry in Canada, 1949, D.B.S.*

1950—September, 1951 Monthly issues *Nails, Tacks and Staples, D.B.S.*

Galvanized Sheets:

1945—1949 *Primary Iron and Steel Products, December issues, 1945-1949, D.B.S.*

1950—September, 1951 Monthly issues, *Primary Iron and Steel, D.B.S.*

TABLE 47.—SALES AND STOCKS OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA, 1945-SEPTEMBER, 1951.

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 48.—IMPORTS AND EXPORTS OF SELECTED IRON AND STEEL BUILDING MATERIALS, CANADA, 1945-SEPTEMBER, 1951.

Data on imports obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

Data on exports obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

TABLE 49.—VOLUME OF SELECTED BUILDING MATERIALS UNLOADED AT RAILWAY STATIONS IN CANADA, 1945-SEPTEMBER, 1951.

1945 1948 Data obtained from annual issues of *Summary of Monthly Railway Traffic Reports, D.B.S.*

1949—September, 1951 Data obtained from issues of *Monthly Traffic Report of Railways of Canada*, D.B.S.

This series replaces the data on "Movement by Rail of Building Materials" appearing in previous issues of *Housing in Canada* which were based on freight loadings at stations in Canada. Whereas the present series covers only freight unloaded for domestic use, thereby including imports and excluding exports, the former series covered freight loaded at Canadian stations and thereby included exports and excluded imports. The present series more closely reflects the use of materials by the construction industry in Canada.

TABLE 50.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1946-SEPTEMBER, 1951.

Data compiled by the Economic Research Department, C.M.H.C. from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tile, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, gypsum products, asbestos building materials, sanitary ware, mineral wool, sand and gravel.

TABLE 51.—NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES, NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES, BY REASON FOR LAYOFF, CANADA, MARCH, 1948-OCTOBER, 1951.

Data obtained by courtesy the Economics and Research Branch, Department of Labour.

The figures are compiled on the basis of information submitted through day to day layoff reports and monthly summary reports made by local offices of the National Employment Service. Layoffs that are occasioned by normal seasonal factors are excluded from the compilation as far as possible. For the most part, reports are not received for layoffs involving less than ten workers or for those of less than two weeks' duration.

The layoffs cover manufacturing industries only, and are classified by their cause into three categories: lack of orders; lack of material; and other. The category "other" to a large extent represents non-economic factors such as flood and fire, but it includes some factors that are at least partly economic such as bankruptcies, strikes, and plant closures for repairs or retooling. The latter factors however do not directly reflect the immediate demand and supply conditions of the businesses concerned. The factors which have an immediate bearing on the supply side (lack of material) and on the demand side (lack of orders) of the businesses concerned are shown separately.

TABLE 52.—EMPLOYMENT BY OCCUPATION AND INDUSTRY, UNEMPLOYMENT AND THE LABOUR FORCE, BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL, AND TOTAL, CANADA, QUARTERLY, NOVEMBER, 1945-AUGUST, 1951.

The data in this table are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labour Force Bulletin*, D.B.S.

The estimates in Table 52 are subject to sampling error. In general the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry, the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

The construction industry referred to in Table 52 includes engineering as well as building construction, whereas Table 54 covers the building industry only.

The industry classification used in Table 52 is that contained in the *Standard Industrial Classification Manual*, D.B.S. and has the establishment as a basis whereas the *Occupational* class shown is based on the *Standard Summary of Occupational Classes*, D.B.S. where the

basis is the actual job performed. Force account employees of non-construction firms are classified by occupation as construction workers if they are employed in construction work but are classified by industry according to the industrial classification of the employing firm. Conversely, non-construction employees in construction firms are classified by industry as construction employees but by occupation according to the work performed e.g. clerical, managerial. The province of Manitoba was excluded from the June Labour Force Survey, 1950, because of flood conditions. To achieve comparability with preceding periods in this series, the Economic Research Department of C.M.H.C. made rough estimates of the probable Manitoba components and included them with the data provided in the *Labour Force Survey Bulletin* for June, 1950.

TABLE 53.—EMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS BY NUMBER OF HOURS WORKED PER WEEK, CANADA, JUNE, 1949-AUGUST, 1951.

Data based on a distribution of employed male construction workers by number of hours worked per week, provided by courtesy the Special Surveys Division, D.B.S. The average number of hours worked per week is shown to indicate overall seasonal variations and longer term trends. It is calculated from a frequency distribution, somewhat more detailed than that shown in this table, on the assumption that the mid-point of each class interval is representative of the group falling therein. The averages shown are subject to sampling error and should be interpreted with caution. The total number of hours worked per week represents the product of the average number of hours worked per week and the number of male workers employed in the construction industry.

TABLE 54.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, 1945-SEPTEMBER, 1951.

Data represent a new series compiled by the Employment Section of the Labour and Prices Division, D.B.S. from reports made by employers with 15 or more employees and published in *Employment, Payrolls and Average Weekly Earnings 1947-1950*, D.B.S. and monthly issues of *Employment and Payrolls* D.B.S. For differences between these series and those published in previous issues of *Housing in Canada* see *Employment, Payrolls and Average Weekly Earnings 1947-1950*, D.B.S. pp. 3-7.

TABLE 55.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945-SEPTEMBER, 1951.

Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 54.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 56.—LABOUR INCOME IN THE CONSTRUCTION INDUSTRY AND TOTAL LABOUR INCOME, CANADA, 1945-SEPTEMBER, 1951.

Data are obtained from monthly issues of *Estimates of Labour Income*, D.B.S. The estimates are based on 1945 and 1946 figures projected according to a monthly index of payrolls as obtained from returns from firms with 15 or more employees. The base figures for 1945 and 1946 are from *National Accounts, Income and Expenditure, 1941-1948 and Supplementary Tables*, D.B.S.

A series on total construction outlay is shown in Table 11 and a comparison of the two series shows trends that are similar but not identical. There are two reasons for some variation in trend. First, the labour component of construction expenditure does not vary exactly as the other components because of changes in labour output per man hour and different rates of change in wage rates and construction material prices or management and overhead expenses. Second, in the case of labour income estimates a different coverage of the construction industry is made than for estimates of total construction expenditure. Whereas Table 11 is intended to cover all construction expenditures, the estimates in Table 56 do not include: 1) expenditures by unincorporated own account contractors and builders, 2) construction outlay by railway and telephone companies, 3) repair and maintenance construction outlay on force account by non-construction companies, 4) construction outlay by Federal, provincial or municipal governments.

TABLE 57.—UNFULFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, DECEMBER, 1944-SEPTEMBER, 1951.

Compiled by the Unemployment Insurance Section, Labour and Prices Division, D.B.S., based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 58.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945-SEPTEMBER, 1951.

Data compiled by the Unemployment Insurance Statistics Section, D.B.S.

A person who has made at least 180 contributions into the Unemployment Insurance Fund, during the two year period immediately preceding a claim for benefits and has made 60 contributions in the year preceding the claim or 45 contributions in the 6 months preceding the claim establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment insurance benefits and establishing benefit years may be used as an index of unemployment supplementary to data shown in Tables 52 and 57.

The chief limitations of the data in Table 58 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; to the end of 1947 these comprise employees on salary who earn less than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act. From January 1, 1948, to June 30, 1950, salaried personnel earning less than \$3,120 have come under the Act and since July 1, 1950, the ceiling on insurability for salaried employees is raised from \$3,120 to \$4,800 a year. There are therefore, a number of construction workers not covered in this tabulation. (2) not all unemployed workers have made 180 days' contribution prior to their period of unemployment. (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time. (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

TABLE 59.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, CANADA, 1947-SEPTEMBER, 1951.

Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 60.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1945-SEPTEMBER, 1951.

Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of D.B.S. and the Immigration Branch, Department of Citizenship and Immigration.

TABLE 61.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA, 1948-SEPTEMBER, 1951.

This series shows the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident with the intention of leaving the country permanently. The data cover skilled construction workers only, with no separate information available on semi-skilled and unskilled construction workers who are lumped with "general labour". The monthly figures are by "date of application" and there is usually a time lag of a month or two between this date and the actual date of departure of the emigrant. This series is currently in the process of being checked and developed further. As revised data become available, they will replace the preliminary series shown here. The data are supplied by courtesy of D.B.S. and the Foreign Exchange Control Board, the compilations being prepared by D.B.S. on the basis of information supplied by the Foreign Exchange Control Board.

TABLE 62.—STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY, BUILDING MATERIALS INDUSTRY, AND IN ALL INDUSTRIES, CANADA, 1945-SEPTEMBER, 1951.

Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 63.—INDEXES OF WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND COMPOSITE INDEX OF ALL CONSTRUCTION MATERIALS, CANADA, 1945-OCTOBER, 1951.

Revised composite index of wholesale prices of all construction materials obtained from *Wholesale Price Indexes 1913-1950* D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S. These indexes replace the series formerly published in previous issues of *Housing in Canada* on wholesale prices of construction materials in general. For differences between this index and that published in previous issues of *Housing in Canada* see *Wholesale Price Indexes 1913-1950*, D.B.S. p. 4.

Indexes of wholesale prices of residential building materials obtained from *Prices and Price Index Numbers of Residential Building Materials*, March, 1948, D.B.S. and from *Prices and Price Indexes*, April, 1951, D.B.S. Indexes are converted from a 1935-1939 to a 1939 base. The composite index in this series is weighted according to the value of each listed group of materials entering into residential construction as estimated in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The trend of residential building material prices does not vary to a significant extent from the trend for construction materials in general over the period 1926-October, 1951. At October, 1951, the index for residential materials stood at 284 on the 1939 base, the same level as the construction material index at that date.

The purpose of these group indexes is to reflect the *average* movement of prices of building materials having a characteristic use. In interpreting these indexes certain qualifications should be observed before drawing general conclusions from them. First, the price of each building material in a group rises or falls either independently of the other or possibly in an inter-related fashion depending on the extent of their homogeneity. Changes in prices of each material may also occur at varying rates from another. Consequently a group index provides no information with respect to price changes experienced by a specific building material within a group. Attention is drawn to *Price Index Numbers of Residential Building Materials 1926 to 1948*, Labour and Prices Division, D.B.S., March, 1949, which sets out in detail the building materials comprising each group. Secondly, though the indexes are designed, by applying appropriate weighting techniques, to express *national averages* of price changes, they may be modified by regional cost differentials. This problem of regional differentials in housing construction costs is treated at length in Chapters 1 and 2, *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946.

TABLE 64.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA, 1945-OCTOBER, 1951.

Data obtained from the Department of Labour.

Indexes for the individual trades other than sheet metal workers, obtained by courtesy of the Economics and Research Branch for the years 1945-1950 and for the months of March and September, 1951. Monthly interpolations on these indexes for the year 1950 and the first three quarters of 1951 were made on the basis of wage rate schedules for 15 cities supplied by courtesy of the Industrial Relations Branch. Each city in these calculations was weighted according to the number of housing unit completions in 1950. The weights used in calculating the index for all construction workers in these interpolations are based on the value of the on-site labour for each trade engaged in residential building as established in *The Labour Value of the Building Dollar*, Housing Administration, Department of Finance, Ottawa, 1943, p. 29. The indexes for 1945-1950 do not properly represent annual averages as they are based on surveys relating to pay periods which vary somewhat from year to year. The index for 1946 relates to December; for 1944-1945 October; 1947, July; 1948 and 1949, September; and 1950 and 1951, March and September.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C., on the basis of rates for 15 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1950, and by courtesy of the Industrial Relations Branch for 1951.

The index for all industries was estimated by the Economic Research Department, C.M.H.C., on the basis of the General Average Index as contained in annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1949 and as supplied courtesy of the Economics and Research Branch for March and September, 1950 and March, 1951. Monthly interpolations on this index for the year 1950 and first quarter 1951 were made on the basis of average hourly earnings in principal industries as published in monthly issues of *Man Hours and Hourly Earnings*, D.B.S. weighted by relative employment weights in these industries as contained in monthly issues of *The Employment Situation*, D.B.S. Monthly index numbers for the second quarter, 1951, estimated by the Economic Research Department on the basis of trend during 1949 and 1950.

The indexes for both all construction workers and all industries, including holiday pay allowances, include a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 65.—COMPOSITE INDEX OF WAGE RATES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF RESIDENTIAL BUILDING MATERIALS, AND WITH WHOLESALE PRICES OF ALL CONSTRUCTION MATERIALS, WHOLESALE PRICE INDEX OF ALL COMMODITIES, AND INDEXES OF COST OF LIVING AND RENT, 1945-OCTOBER, 1951.

Composite index of residential building material wholesale prices and wage rates in the construction trades based on the composite material index shown in Table 63 and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 64. Composite index of all construction material wholesale prices and wage rates in the construction trades based on the composite material index obtained from *Wholesale Price Indexes 1913-1950*, D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S., and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 64. The weights are based on the proportions established in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, p. 36. The materials are weighted 58.3 in percentage terms, and the wage rates 41.7.

Revised index of wholesale prices of all commodities obtained from *Wholesale Price Indexes 1913-1950* D.B.S. and monthly issues of *Prices and Price Indexes* D.B.S. For differences between this index and that published in previous issues of *Housing in Canada* see *Wholesale Price Indexes 1913-1950* D.B.S. p. 4.

Remaining data obtained from issues of *Prices and Price Indexes*, D.B.S., and converted to a 1939 base.

TABLE 66.—PERCENTAGE DISTRIBUTION OF NEW COMPLETED DWELLINGS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946-OCTOBER, 1951.

Data for 1946 and 1947 obtained from Annual Report, 1947, C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S. Data for 1950-October, 1951 obtained from monthly issues of *New Residential Construction*, D.B.S.

TABLE 67.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIALS INDUSTRY, AND IN ALL INDUSTRIES, CANADA, 1945-SEPTEMBER, 1951.

Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data on bankruptcies in all industries do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in Table 67 covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in Table 67.

The series on building materials industry is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, mineral wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

The classification of bankruptcies in the construction industry, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 68.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES, CANADA, 1945-OCTOBER, 1951.

Data for period 1945-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947-October, 1951 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

- (1) Building materials index based on 16 stocks.
- (2) All industrial index based on 74 stocks during 1945-1947, 76 during 1948 and 82 during 1949 and 1950-October, 1951.
- (3) Data converted from a 1935-1939 to a 1939 base.

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